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Plans for CONCRETE HOUSES



Concrete for Permanence

Concrete houses

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PORTLAND CEMENT ASSOCIATION

How the Concrete House is Built

THE houses shown in this book are intended to be built of concrete block, covered on the outside with portland cement stucco. Attractive exterior effects can also be obtained with well-made block having special face finishes. The designs contemplate the use of standard 8 by 8 by 16-inch block in the upper walls, with basement walls of block 10 inches or 12 inches thick. With but slight changes concrete building tile or block of other sizes and shapes can be used. Monolithic construction can be substituted with only minor modifications conforming to the details of the particular system of forms employed.

Concrete block is a permanent masonry material with a strength very much in excess of that required to carry the building and permanently maintain its rigidity.¹

The block should always be laid in portland cement mortar so that the individual units will be bonded together into one solid structure.²

Rough, unsurfaced concrete block furnish the ideal backing for portland cement stucco. The two materials—block and stucco—are of almost identical composition and adhesion is perfect.³

Insulation

The inside of the walls is to be furred, lathed and plastered, the furring and lathing providing an insulating air space that will prevent the sweating likely to occur on solid masonry walls built without

insulation in climates where there is considerable temperature range. In place of the furring and lath, cork board or fiber insulation may be attached to the inner face of the outside walls and the usual coats of plaster applied

directly to the surface of these materials. Treated by any of these acceptable methods, the concrete house is dry and comfortable and remarkably economical in fuel requirements. In southern latitudes and in particularly dry climates the furring and lath or other insulation may sometimes safely be omitted, but the home builder should consult local architects and builders before deciding to do so. Where any of the special forms of concrete construction with a continuous, dead air space in the walls are used, furring and lathing are not needed.

Concrete Block and Stucco

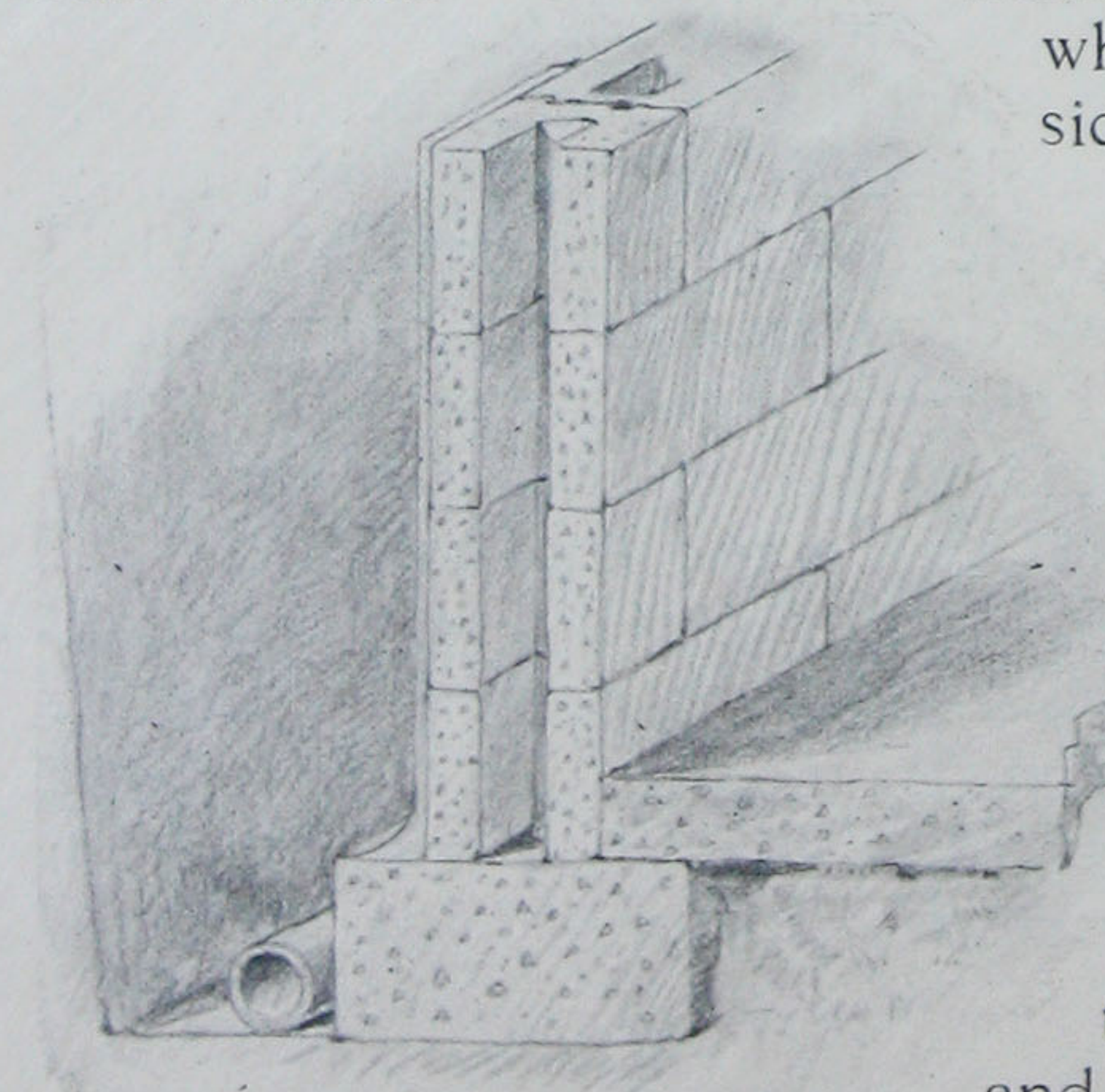
In many cities large quantities of concrete block are used for house foundations. This has led to the extensive adoption of concrete masonry for the upper walls. The artistic possibilities of portland cement stucco on block gives latitude for charming architectural effects.⁴ The adaptability of the material insures attractive appearance and absence of monotony.

Economy

The economy of concrete masonry is surprising considering the strength, fire-resistance and permanence of this system of construction. Concrete masonry construction is not recommended as a low cost substitute, but as a superior fire-resistive, maintenance-free, permanent material obtainable at most moderate cost, when its many very desirable qualities are taken into account.

Rigidity

Concrete masonry walls are rigid. They cannot warp, shrink, or sag and are to the highest degree weather and fire-resistive. Rigid wall construction reduces repairs, for it gives stiffness and stability to the house, preventing the racking in high winds that causes floor joints to open,



Note:

1. The specification requirements for concrete block and concrete building tile are given on page 30 of "A Manual of Concrete Masonry Construction," which will be sent free on request.
2. Portland cement mortar is described and other information on joints and methods of laying are given on pages 9 to 12 of "A Manual of Concrete Masonry Construction."

3. See page 29, "A Manual of Concrete Masonry Construction" for recommended specification for stucco.
4. See pages 26 and 27, "A Manual of Concrete Masonry Construction."

Plans for Concrete Houses

doors to jam, plaster to crack and other deterioration to be in evidence.

Concrete footings and foundation walls are either placed in forms on the job or laid up of concrete block. Both types are dependable. Concrete block foundations have been shown in the plans for these houses because of the usual convenience of using one method from footings to roof.

Basements

The time to make a basement wall watertight is when it is being built.¹ It costs less to build a watertight concrete wall than to repair a leaky one. In order to be absolutely watertight in wet soils any masonry wall such as the concrete block wall must be laid up in rich, portland cement mortar and the exterior surface should be covered with a plaster coat of the same material. In localities where ground water is likely to rise above the cellar floor, two coats of hot tar may be applied to the foundation wall exterior from the top of the footing up to finished grade.

Partitions in Cellars

Basement partitions of concrete block are suggested, although if the foundation walls are built of monolithic concrete, basement partitions may be placed in the same manner at the same time. Concrete partitions afford fireproof enclosures for heating equipment and fuel, keep steam and moisture within the laundry and provide more rigid support for the first floor. Coal dust and boiler ashes are confined and at the same time the fire risk is minimized. Rigid support given to the

floors insures that there will be no settlement of the interior. Consequently cracking of plaster and loosening of the interior trim are reduced to the minimum.

Furnace and fuel rooms are designed to have ceilings of metal lath covered with portland cement

plaster. Recent tests have shown that ceilings so protected will resist a fire of more than average intensity for over one hour, thus adding very greatly to the fire protection of the house since in these rooms fires are most likely to start.

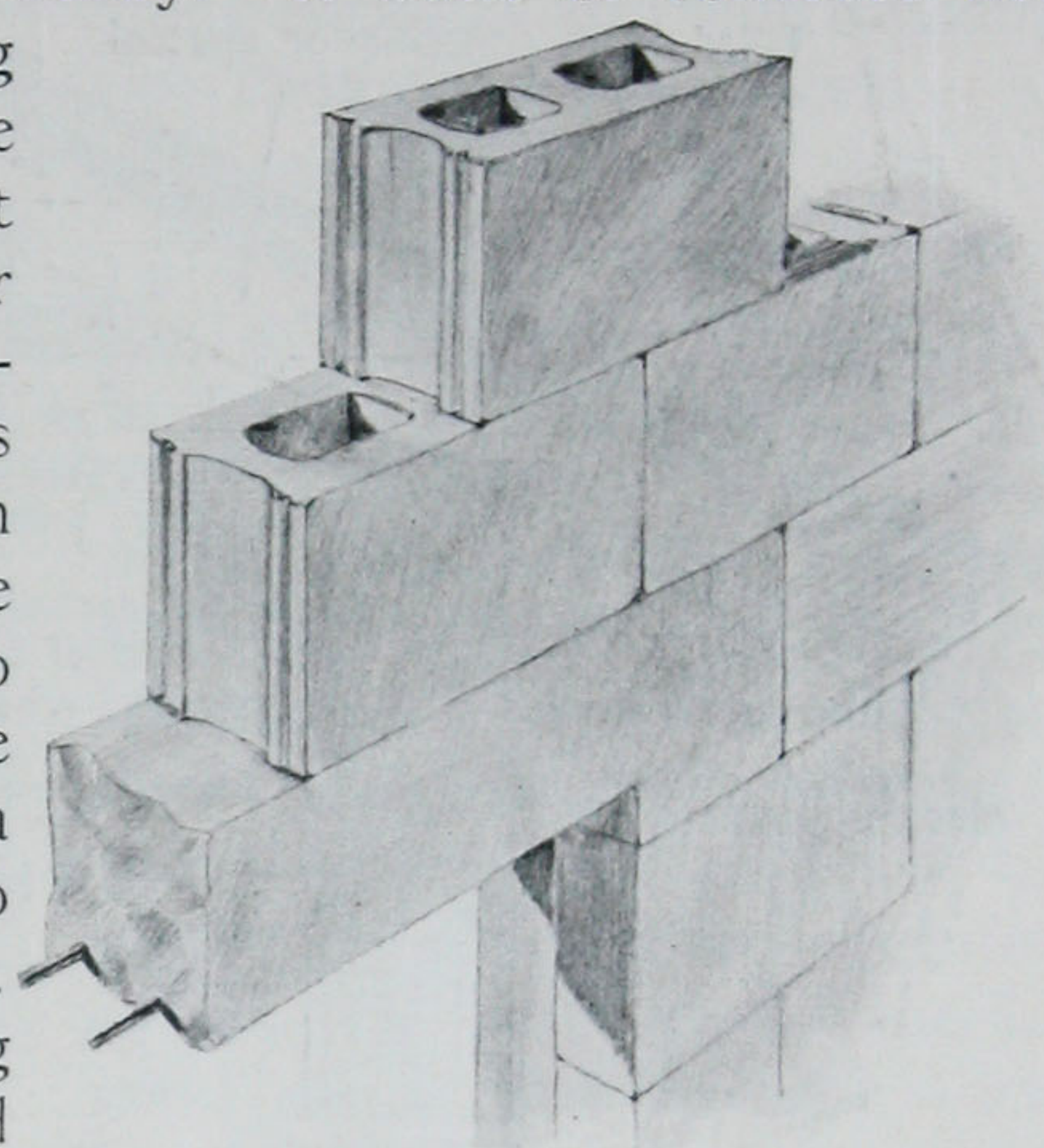
Note:

1. See "Making Basement Walls Watertight" page 14, "A Manual of Concrete Masonry Construction."

Steps and Porches

Ordinary types of exterior steps and porches suffer the most severe exposure and usually are the first to show wear and decay. If built of concrete they will last as long as the rest of the house without the necessity for continual painting and repairs to keep them in shape. Concrete steps are easy to clean and can be finished with a gritty surface to prevent slipping. They will not sag or splinter and they never require painting.

Concrete porch floors have similar advantages of cleanliness, permanence, and solidity.



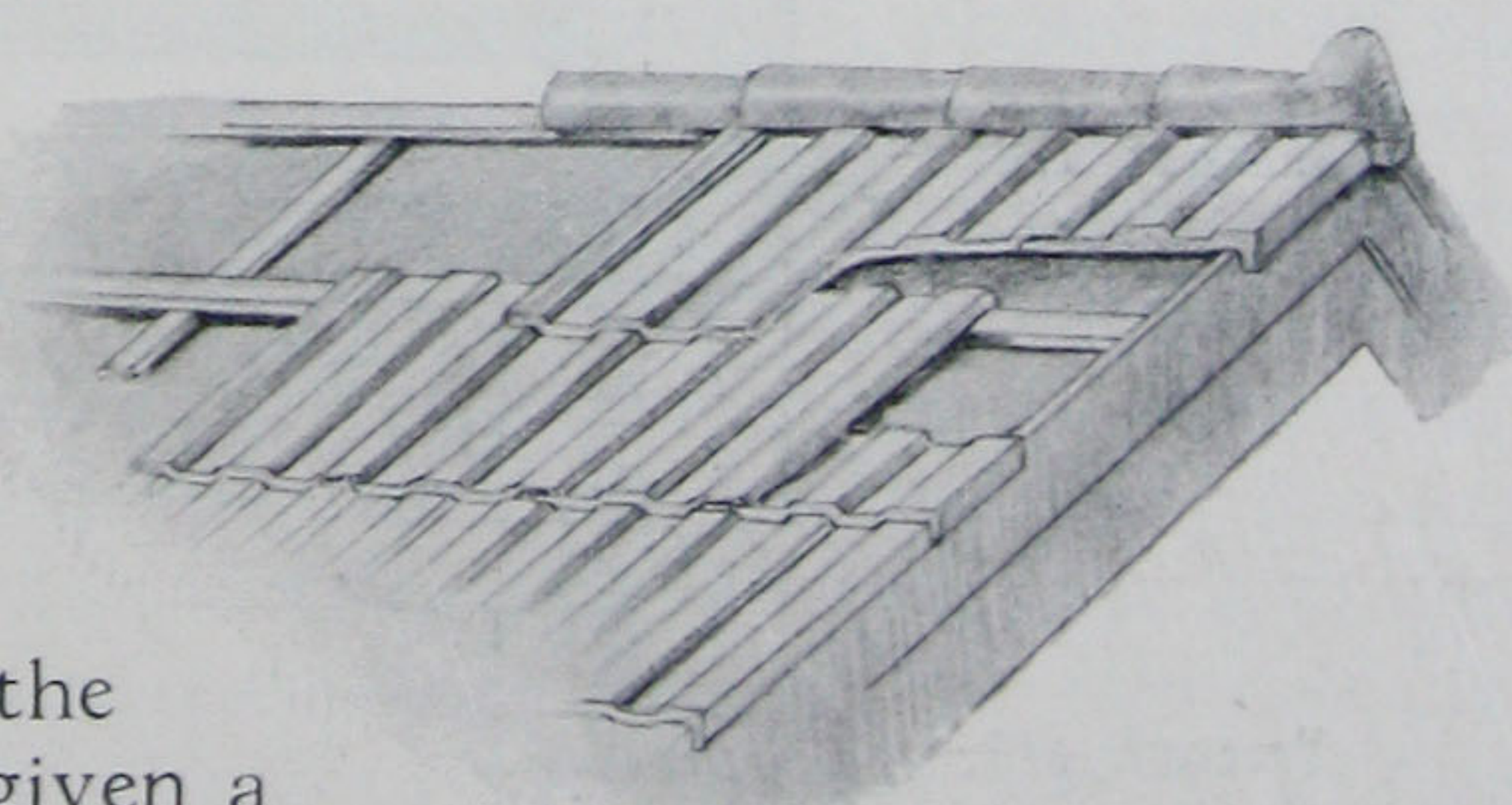
Floors

The many obvious advantages of concrete cellar floors make them the unquestioned choice in all houses. There are even better reasons for building the upper floors of reinforced concrete construction and the practice is growing rapidly. While the plans for the houses shown in this book (with the exception of the house shown on page 23) provide for the usual wood floor construction, there will be no difficulty in changing to concrete floors in any of these houses, and this is to be recommended. Concrete floors increase fire-safety, and over a heated basement have been found to hold the warmth in the winter like the stones of a fireless cooker, actually feeling warmer than a wood floor.

Concrete Roofing²

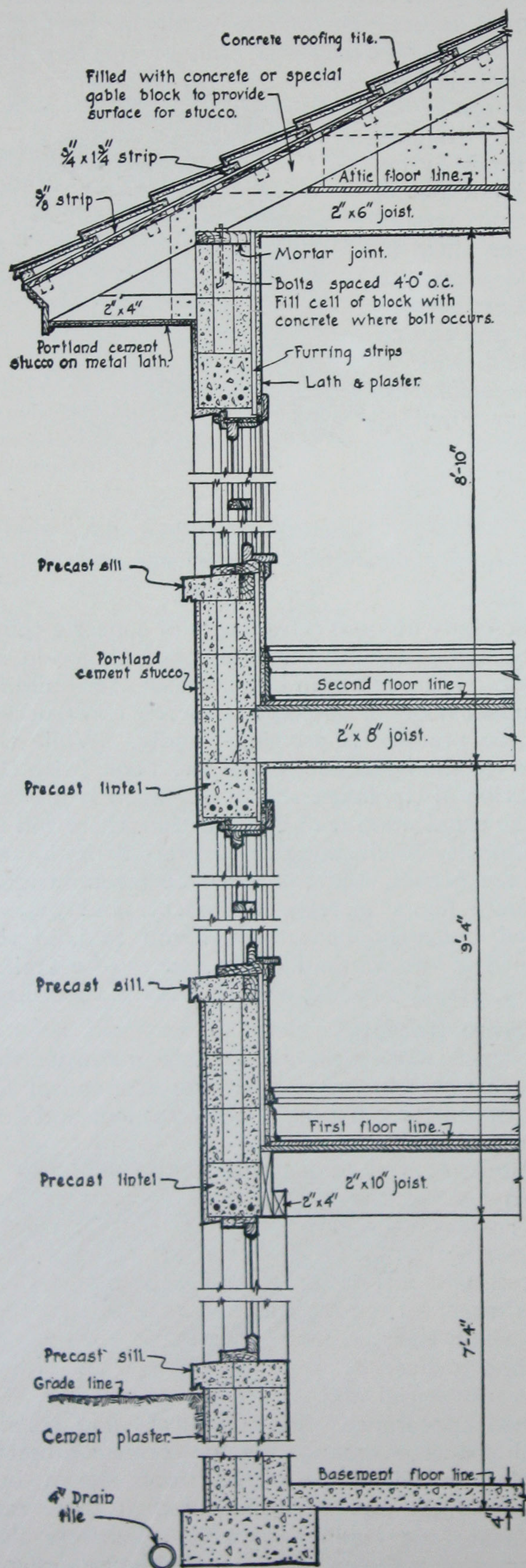
Concrete roofing tile are for sale in many cities at a cost which makes their use economical for even the smallest house. The permanent and fire-resistive qualities given to the roof are worth many times the cost, while the building is given a more substantial and finished appearance.

Plans indicate and recommend concrete roofing tile or cement-asbestos shingles on all of the pitched roofs shown, but other roofings can be substituted if these materials are not readily available. Concrete slab construction is shown for flat-roofed house designs.



2. See "Fire Resistive Roof Coverings," pages 24 and 25, "A Manual of Concrete Masonry Construction."

Plans for Concrete Houses



Construction Details¹

The typical construction details shown in the adjacent column are taken from a detail sheet which is issued with every set of plans prepared by the Portland Cement Association.

The concrete house is simple and easy to build if attention is paid to a few essential points.

The wall should stand on a firm and sufficiently broad foundation.

Joists will rest on the top of the ledge formed by the change in thickness from 10 or 12 inches for the cellar walls to 8 inches for the walls of the upper part of the building. Where joists are built into the upper 8-inch walls, special joist block are used which provide slots into which the "fire-cut" ends of the joists are inserted.

Lintels in concrete block walls are of reinforced concrete. Some builders prefer to cast these at the factory and hoist and set them in place. Others place temporary wood forms at the top of the openings and cast the lintels in place.

Window sills are of precast concrete. Three or four different methods of making them are shown in the drawings. The slip sill is the quickest and most economical but many architects prefer the lug sill because of its better appearance.

Window jambs should be recessed in order to bed the window frame properly and prevent air leakage. This is essential in all good masonry construction, but in cheaper houses it is often disregarded and the jambs are built straight.

Wall plates should be 8 inches wide instead of 2 by 6 or 2 by 4 in order to cover the open core holes in the block and prevent air circulation. They can be fastened down by bolts set in the cores of the block, with concrete filled in around them.

Stucco should start above the grade line; below this the cement plaster on the foundation should be trowelled smooth.

Eaves should be protected against fire by the use of metal lath and cement stucco.

Gable rakes are finished with special triangular block or by filling the raking steps with concrete as the walls are built up.

Flashings on stuccoed chimneys require a narrow strip of metal lath to secure the stucco over them.

Note:
1. Details of concrete masonry construction are fully described in "A Manual of Concrete Masonry Construction."

Our House Plan Service

Advantage of a Good Plan

The most important part of building a house is very often accomplished before actual construction begins. The economy, comfort, convenience and even the appearance of a house, are largely dependent upon the care and thought employed in devising the plan. A well-planned house is a joy to those who live in it, while one that is badly planned costs as much or more to build and is a continual source of dissatisfaction and annoyance.

The results which can be secured by intelligent planning, intimately concern every member of a household and are too important to be deliberately neglected. The home is the housewife's laboratory and workshop where the routine essential to a well-ordered home life is organized and carried on. Therefore, it is logical and imperative that careful consideration be given to those elements of the plan which simplify and lighten household operations. The welfare of the entire family is improved when proper attention is paid to the details of arrangement and equipment which serve to add to the comfort of the individual. Economy must always be considered, but too often the opposite results when the plan is neglected or when it is the outcome of hurried, unwise or misdirected effort.

Expert Planning Needed

The ability to plan efficiently and well is not possessed by everyone. It is acquired mainly by training and experience. The home owner may easily differentiate between a plan that is positively good and one that is unquestionably bad, but often is at a loss to judge the indifferent or to suggest improvement. Herein lies the chief reason for the haphazard planning so often evident in homes of the older type. But the increasing interest in domestic science and the capability of the American woman as a housewife, are bringing to the fore the value of efficiency in plan and equipment, with marked improvement in American home building.

The Architect's Service

In the two exceedingly important phases of home building—plan and design—the services of a properly qualified architect are of supreme importance. Reduced to commercial terms, the cost of an architect's services is plain economy, for rarely does he serve but that he makes for his employer a direct, tangible saving in construction costs far greater than the fee he receives. And as for the intangible economies effected, they cannot be evaluated.

Unfortunately this service is almost beyond the purse of the small home builder and

the public is thus deprived of the beneficial influence which good architecture supplies and which goes far to make the homes of the nation attractive.

House Plan Service

The House Plan Service of the Portland Cement Association is designed to help remedy this deficiency. Its purpose is to make available the knowledge and experience of the professional architect through the distribution of carefully selected plans representative of the best modern ideas by many architects of repute. Through this medium good plans are brought within

the reach of many who appreciate the value of good design but to whom individual architectural service is not accessible otherwise.

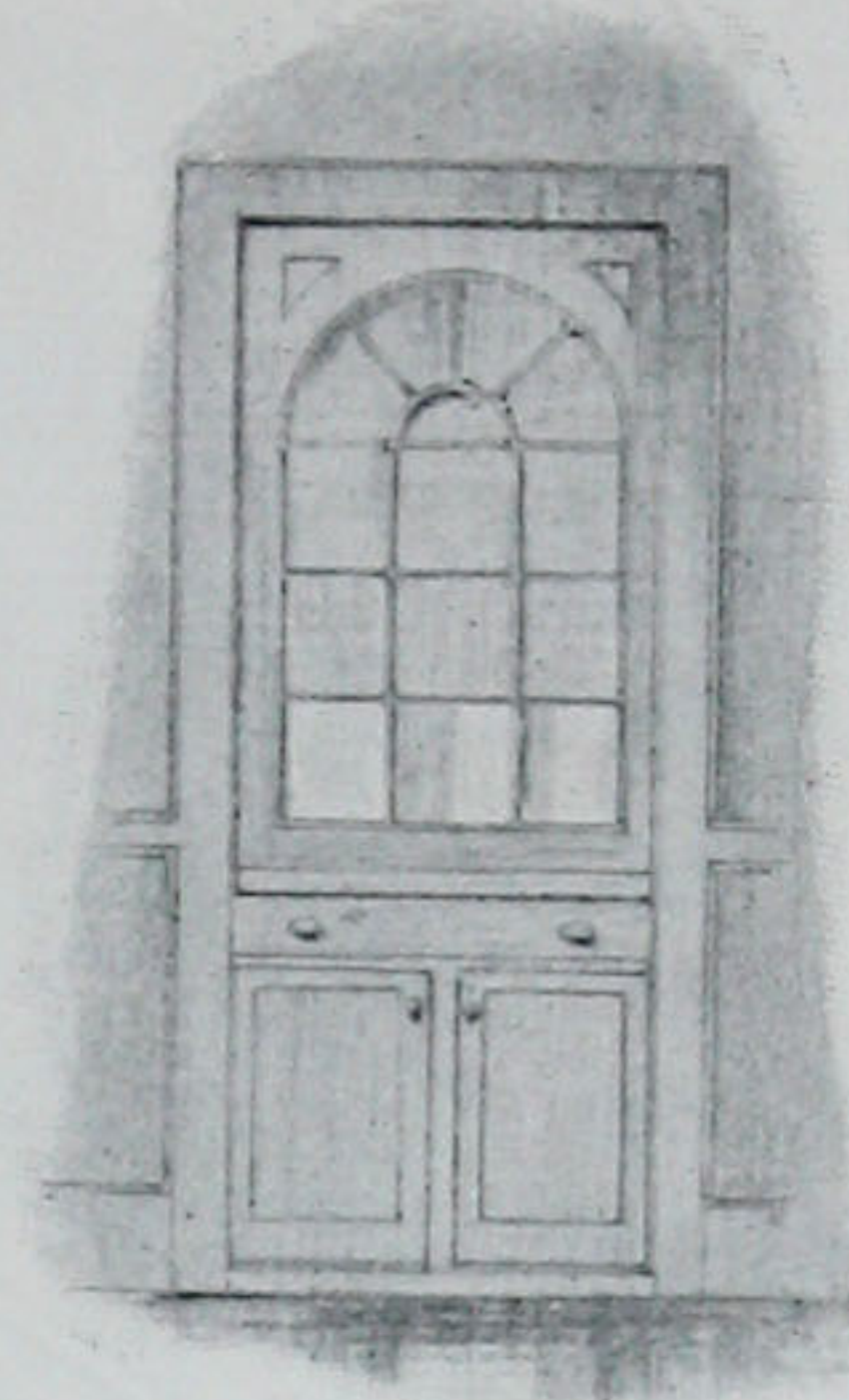
Each plan shown in this volume is one which has been thoroughly tried and not found wanting; this is the true test of its success. Even the architect may learn by experience, and these plans are the result of mature experience on the part of each designer. Each floor plan is similar to that of one or more houses which have actually been erected and in which families have lived.

The Work of Prominent Architects

In presenting this book of house plans, it is fitting that acknowledgments be made to the architects whose plans are shown on the pages that follow. The building public is greatly indebted to the architects of the country. A successful architect combines two highly developed characteristics. He must be artistic; and at the same time he must be thoroughly practical in order that your home may be soundly planned for convenience and, likewise, planned with the view of being built for the least possible money.

Selections from representative members of the architectural profession from Boston to California are included in this volume, thus insuring a variety of design and a regional adaptation of plan which will suit almost any purse or purpose. There are plans for wide lots and for narrow lots; for any frontage, north, south, east or west; for cottages, bungalows and two-story houses; for farm or city use; for houses with or without basements; in fact, for almost any kind of a small house the prospective home builder may desire. And in case this variety is not sufficient there is issued with every plan a sheet in which is incorporated suggestions for changes in plan or savings in materials that might appeal to the purchaser.

Consider carefully the various houses. They are the work of those who have made house planning their study and life work.



Desirable Features of a Well Planned Home

Convenience of Arrangement

Conservation of time and energy is a consideration of first importance in the conduct of household operations; consequently convenience is absolutely indispensable. It does not, however, result accidentally; it is the outcome of thought, care and study.

In the plans included in this series, convenience has been made the prime consideration. An inspection of the plans will indicate, for instance, that in the majority of cases, the front door can easily be reached from the kitchen without passing through more than one other room; that bedrooms are located close to the bath room and open into a small hallway instead of into the living room directly; that the entrance to cellar stairs is close to the kitchen; that where possible grade entrances are provided so that kitchen and cellar are entered through the same door; that provision is made near the kitchen entrance for the refrigerator. These are but a few specific items of a long list which could be enumerated, all of which must be kept in mind if real convenience is to be achieved.

Beauty of Proportion and Design

He who builds a house does not build for himself alone. A house is part of a community. As such it is subjected to continued scrutiny and comparison. The builder of a well-designed and beautiful home becomes recognized as a person of good taste and sound judgment. Artistic effect is very much to be desired also from the standpoint of the owner himself. It adds to property values. In the exterior design of the house it is well to place reliance upon well established types of architecture and not resort to the unusual or the untried. Odd or unusual designs often become tiresome; they are likely to be expensive and inharmonious as well.

The designs shown are all selected in the belief that the beauty of the house lies more in the correct proportions of the design than in the decorations which might be applied to it.

The possibilities of portland cement stucco on concrete block are shown in a variety of architectural modes—Colonial, both Dutch and New England, Italian, California Mission, English and American. The successful treatment in each case indicates that any style can be adapted similarly.

Economy of Space and Material

Economy in the plan of a house should not imply the necessity for sacrifice of convenience or beauty; in fact, the reverse is very often true. There are many houses in use today which call for twice the expenditure for labor and material that would have been required had the plans been

revised by a good architect, and this could have been done with no sacrifice of attractiveness or appearance.

Indication of lack of economy lies in an excessive amount of space devoted to hallways and passages.

In well-planned houses, useless space is conspicuous by its absence. Large storage closets or so-called "child's bedrooms" and "sewing rooms" particularly on the upper floor are often indicative of bad planning, as also are rooms that are awkwardly irregular in shape or manifestly too large for the purpose for which they were designed.

Permanent Materials

The use of permanent materials is always to be recommended, since their use is accompanied by little and often no extra expense at the outset.

Permanent construction makes it possible for the owner to secure a larger first mortgage since the greater security justifies a larger loan. Permanent building materials are also effective in reducing the cost of repairs and maintenance of the house and in maintaining a high resale value—important items to the average home owner.

Aspect

The aspect of a house varies according to locality, but, except in very hot sunny latitudes—speaking generally—the chief living rooms in a house should face the south or west to get as much sunshine as possible. The kitchen, being provided with heat from cooking operations, needs less sun and it will be much cooler if it be so located as to gain the benefit of prevailing winds during the hot season. In cities, however, regardless of aspect, the chief living room in the house generally faces the street in order that a view of passing traffic may be enjoyed by the occupants.

With the exception of those houses designed for very narrow lots which naturally must have a very special and carefully considered room arrangement, it will be found that the houses shown in this book are well suited for southern or western frontages and can easily be built on northern or eastern frontages by reversing the plans. Blue prints of the plans reversed can be furnished on special request.

Narrow Lots

Some of the plans have been specially designed for narrow lots, but in any case where the porch is shown at the side of the house, it can be moved to the front or rear in order to place the house on a narrower lot than that for which it is designed.



Plans for Concrete Houses

Adaptation to Future Needs

In the building of a home it is well to plan for the future. If funds are available, a dwelling adequate for all reasonable needs can be erected at the beginning. Otherwise some type of plan should be chosen which admits of additions being made without impairing the effectiveness of the original design. It can then be left to acquire dignity and beauty as time goes on, for well-designed houses of permanent construction become increasingly attractive as the years roll by.

Basements

The inclusion of basements is optional, being largely dependent upon climatic conditions. In most of the plans in this book, a full basement is shown but the size can be reduced to suit individual requirements. In cold regions where, in any event, the footings must be carried to the frost line, the cost of finishing a full basement is comparatively small and the additional space provides a naturally economical location for the heater, fuel and food storage, and the home laundry.

Porches

The modern tendency is toward a reduction in size of porches, and in enclosing them with screens or glazed sash they are frequently equipped with radiators for heating. A few years ago designers went to the extreme in adding porches to house plans with the result that much area of doubtful utility often was added. Porches today should be built of concrete to save maintenance expense.

Equipment

The success of a well-planned house is strongly influenced by the type of equipment installed within it. For example, the plumbing and heating should be the very best which the owner can afford. The electrical layout must be planned for

convenience and for the use of the numerous labor saving electrical devices so popular in the American home today.

Flues

Since gas is almost universally used for cooking purposes, flues other than for the furnace and fireplace have been omitted in every case. However, in locations where gas is not available and other fuel is used for cooking it will be a very easy matter to locate a chimney for the kitchen range without materially affecting the plan of the house or the arrangement of the kitchen itself.

The Fireplace and Other Interior Features¹

A fireplace in the living room is symbolic of hospitality and in the mind of the modern home builder is practically essential. Its chief value lies in its cheeriness, but it really is a fuel saver during the early fall and late spring days when the economy of operating the entire heating system is doubtful. The coziness and comfort of one's own fireplace afford a degree of satisfaction never obtained by putting one's feet on the radiator; and the family that has not had the pleasure of sitting around the hearth chatting, reading and watching the glowing embers has never enjoyed to the fullest extent the comforts of home.

In recent years dining alcoves or breakfast nooks have become deservedly popular, especially in small houses or in houses with small kitchens. There is a certain economy about them, especially for small families, for they often take the place of a dining room which is used for less than two hours in the twenty-four. The living room can be designed to be used also as a dining room when the capacity of the alcove is too small.

Note:

1. Construction of concrete fireplaces is discussed on page 18, "A Manual of Concrete Masonry Construction."

HOW TO OBTAIN PLANS OF THESE BUILDINGS

Blueprints of working drawings together with specifications are available for each of the houses shown in this book. They show the courses of the block and the method in which they are laid, the millwork and stucco details and all other particulars needed to estimate the cost of and build the houses shown.

These blueprints, with specifications, are sold at the price of \$5 per set (see order blank at end of the book). Address your letter to

PORTLAND CEMENT ASSOCIATION

A National Organization to Improve and Extend the Uses of Concrete

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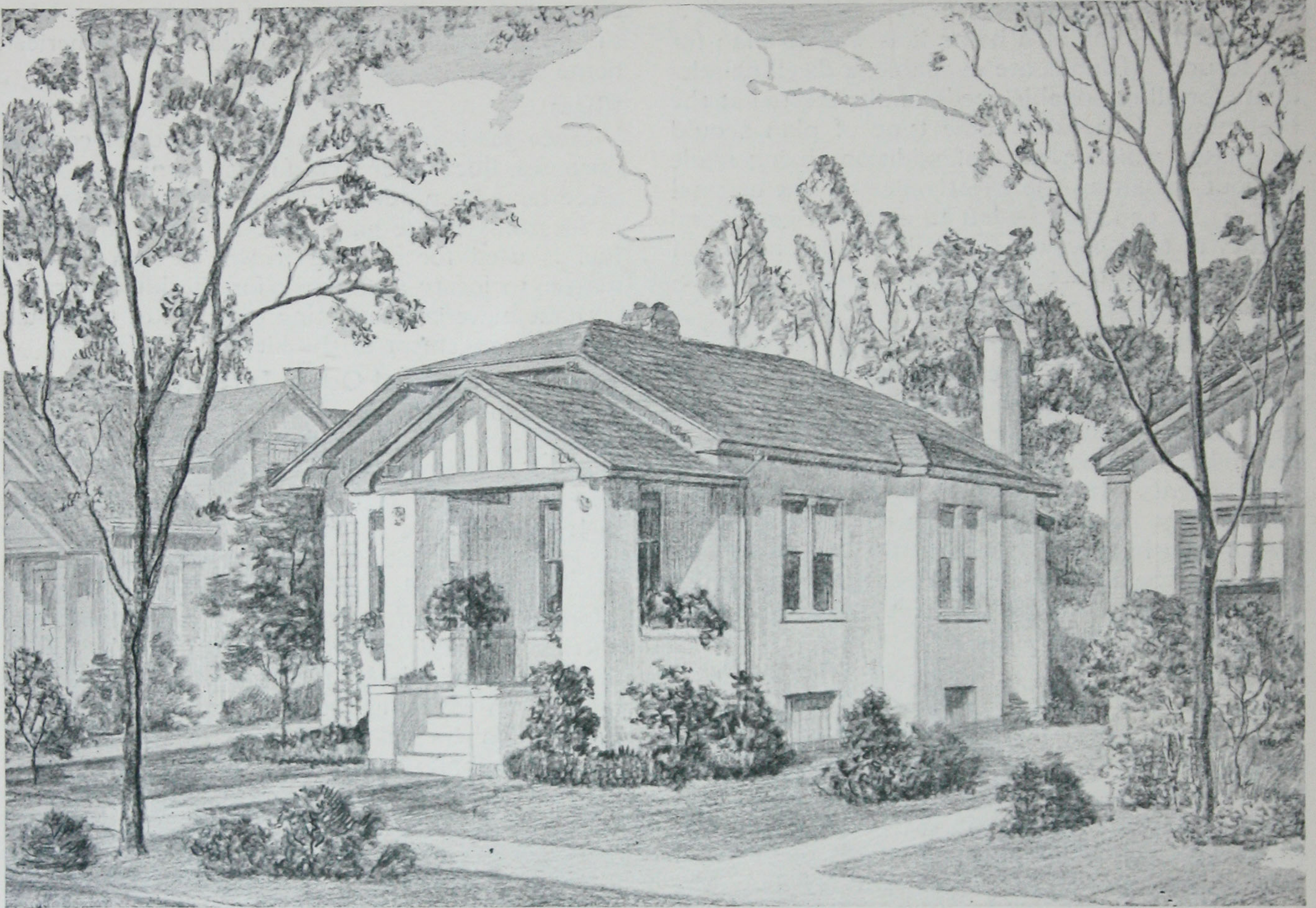
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A low cost permanent home

No. 4102—The Ardmore

Kane and Sandel, Architects, Chicago, Ill.

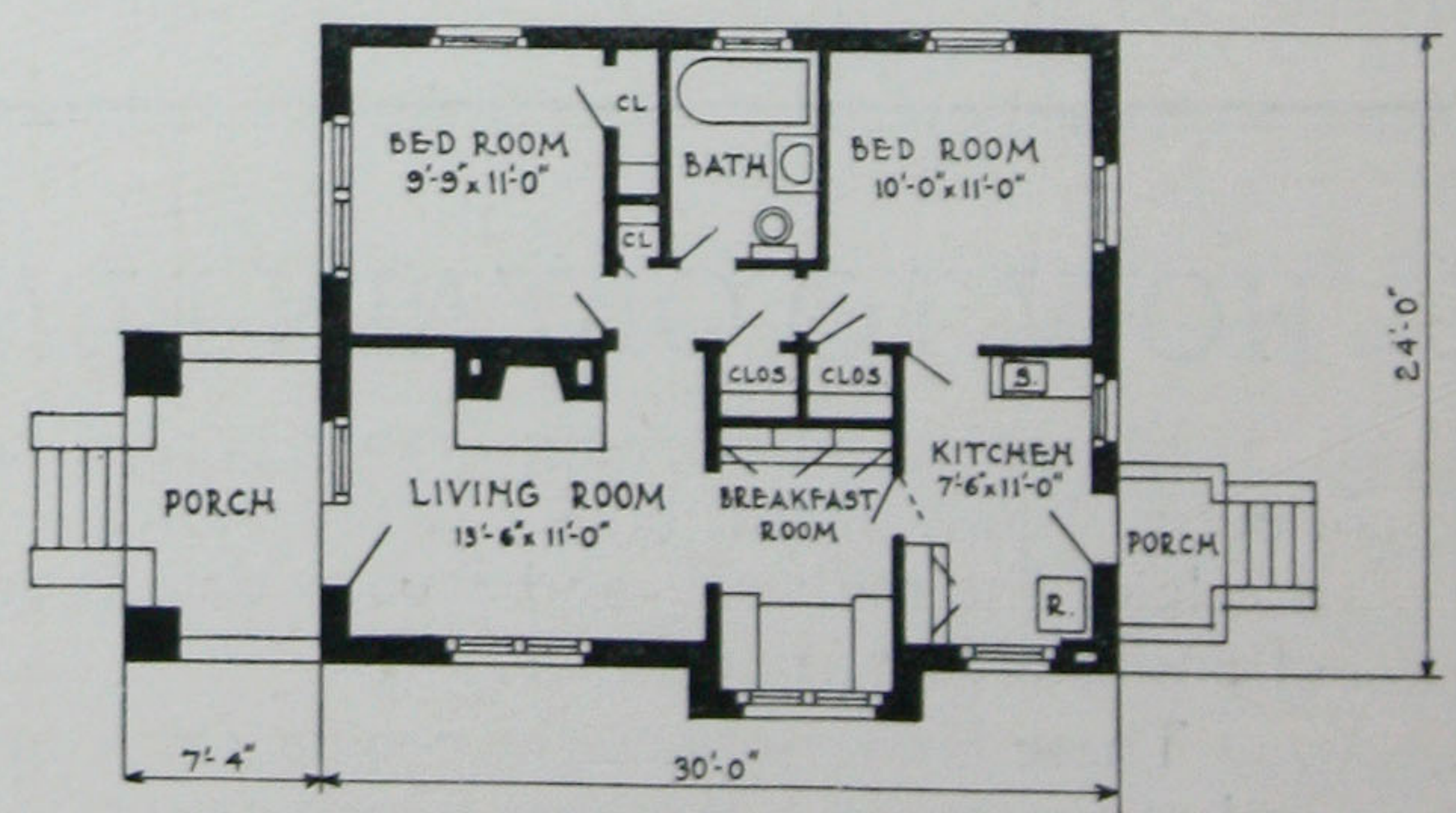
THIS four-room bungalow provides the comfort that has satisfied hundreds of home lovers. Although small and compact, it includes all the conveniences of the modern home at a minimum cost.

From the well shaded front porch we enter a comfortable living room with a good fireplace. This can be omitted if not desired. Instead of a dining room the architects have adopted the popular breakfast nook, which is large enough for four, with china closets and storage cupboards.

The convenient kitchen has room enough for the requirements of a small house.

There are two bedrooms with windows on two sides, insuring cross ventilation on hot nights. Plenty of closet space is provided.

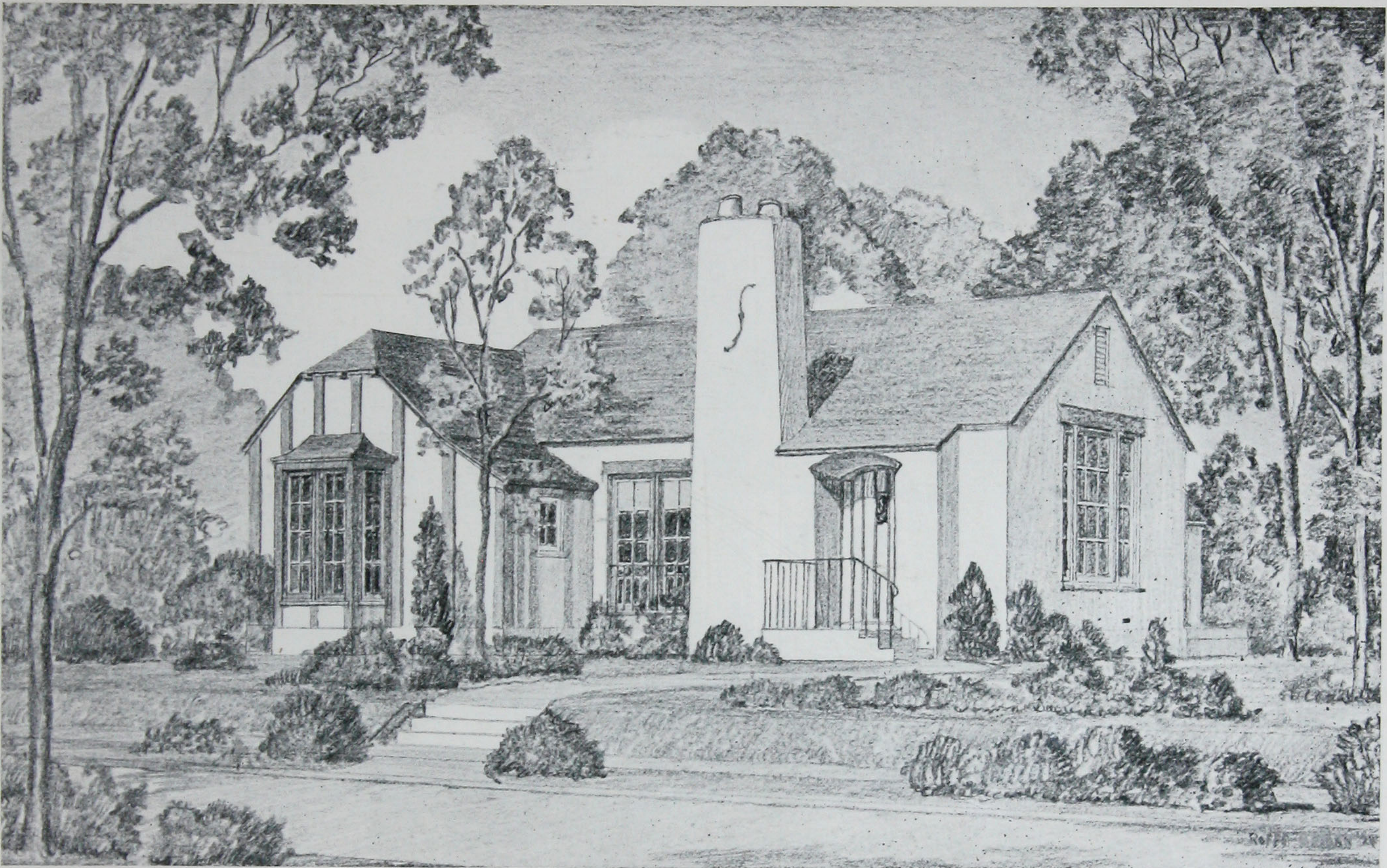
The house has been planned with a full cellar containing fuel and boiler rooms, a laundry, work



FLOOR PLAN

shop and fruit storage closet. If desired the basement can be omitted as this small home can easily be heated by a boiler placed in the kitchen.

The trellis shown on the front walls and the treatment of the roof gables add charm to general good appearance. The house occupies an extreme width of 26 feet and should be on a lot not less than 35 feet wide. It is planned for western or southern exposure.



A Spanish design of general usefulness

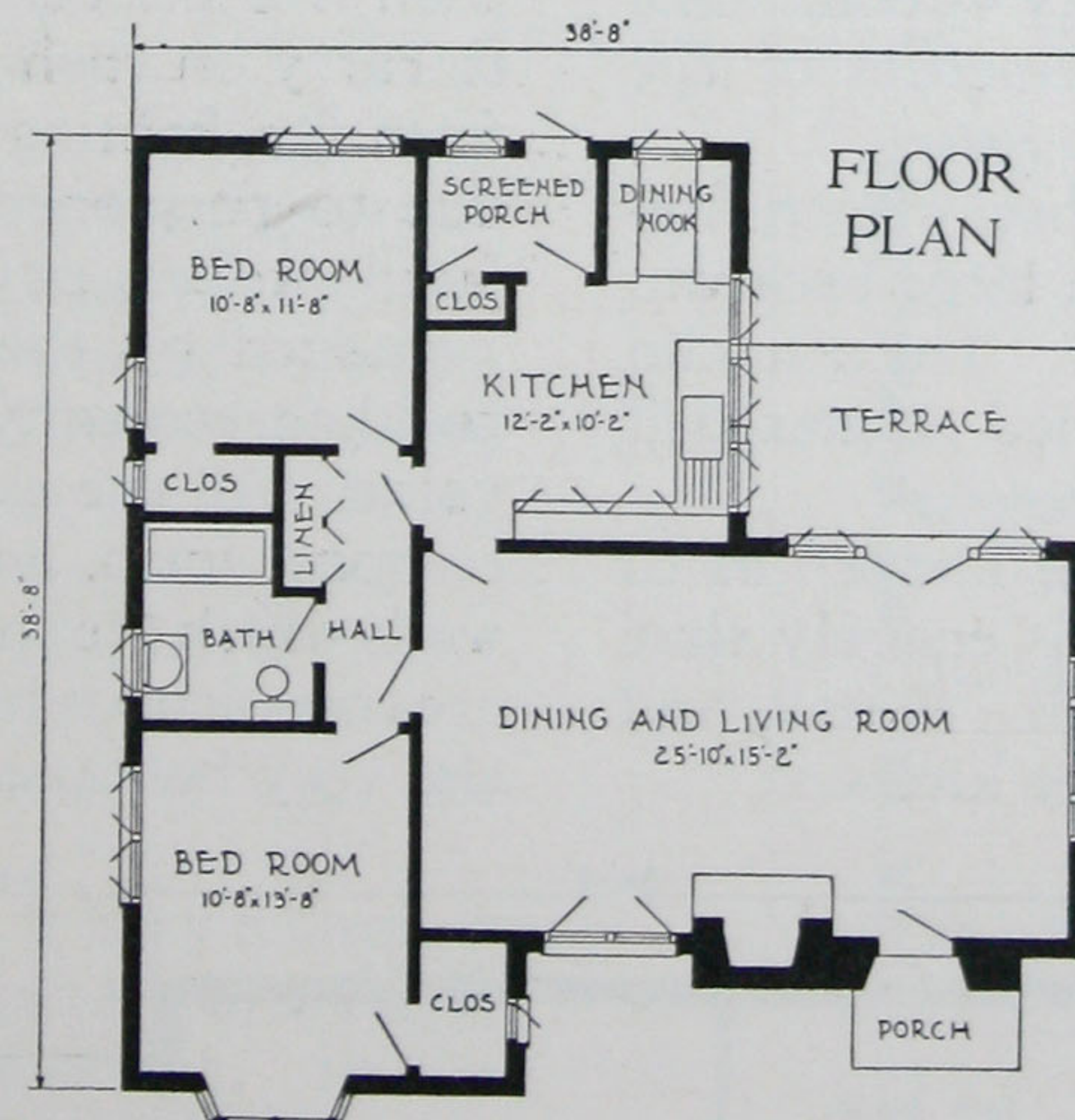
No. 4105—The Cordova

J. A. Larralde, Architect, Los Angeles, Calif.

THERE is an almost irresistible appeal in the quiet mystery which seems to pervade the missions of the Southwest whose architecture is fundamentally Spanish. This little Mission bungalow, which comes to us from California, carries a very definite air of peacefulness and comfort which makes it popular everywhere.

The entrance, flanked by a towering chimney, is fascinating; it prepares one for a proper appreciation of the fine living room, with its

beamed ceilings and the paved terrace just outside opening to the rear lawn. For family meals, the nook in the kitchen is adequate, while the living room is available for state occasions. Should the housewife desire to utilize the



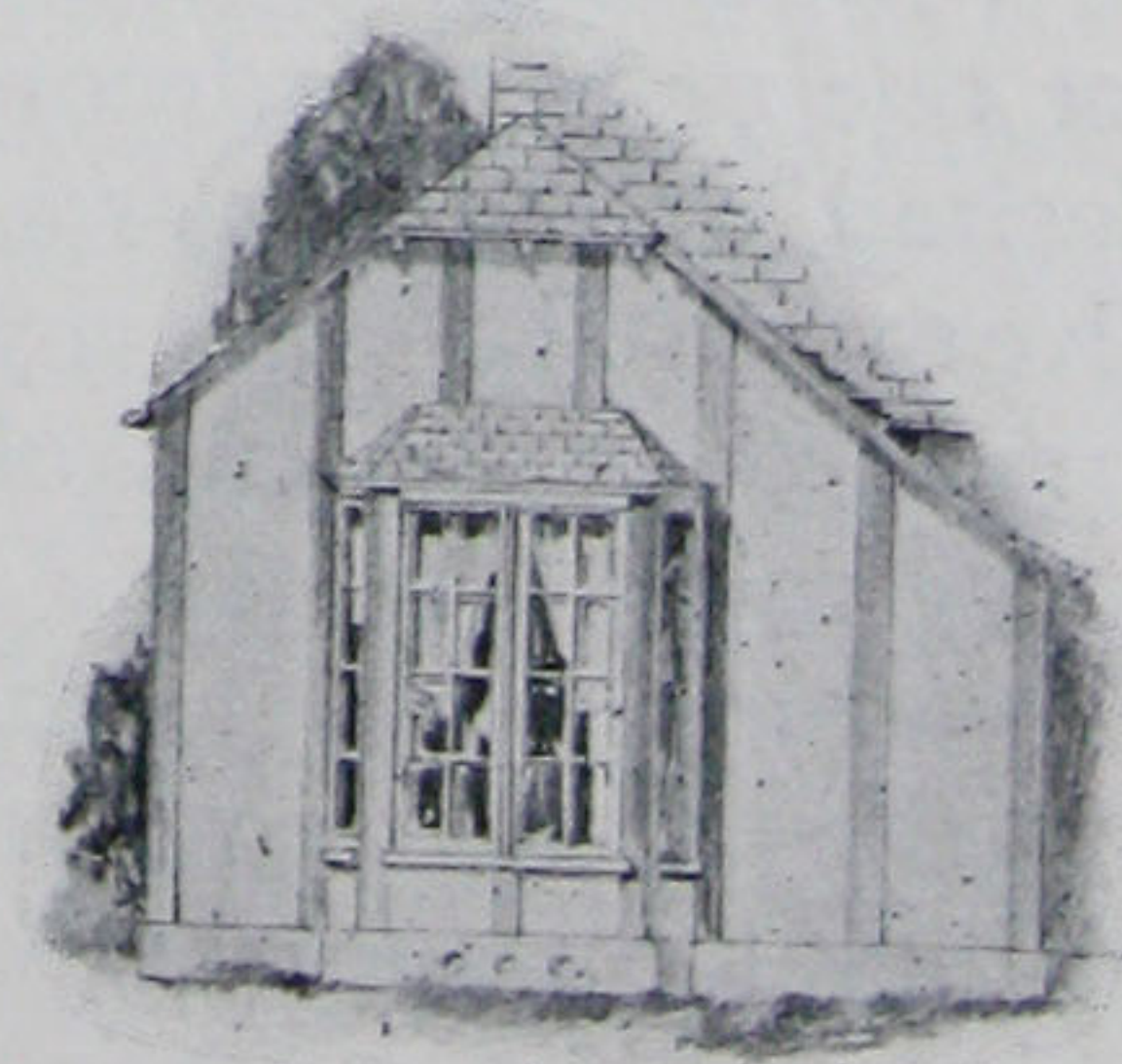
rear screened porch for some activities, it is large enough to be so used.

Both of the large, light, airy bedrooms have good closets, and another closet is located in the hall from which the tiled bath opens.

These features will be readily appreciated by the housewife, who often finds that it is one of her greatest problems to make her storage facilities meet her needs. It will be seen that all of the closets in this house are large and roomy

and that they are especially designed for the small house owner, who must utilize every bit of space that is available.

A 45-foot lot having south or west frontage will suit this plan, or one facing east can be made to do.



Plans for Concrete Houses



A cozy bungalow for suburb or country

No. 4101—*The Brookline*

Designed by the Housing Company, Boston, Mass.

AKNOWLEDGE of modern domestic science has been applied in planning the cozy 4-room home shown on this page. All the conveniences of the up-to-date apartment are included.

The spacious living room has a cheery open fireplace and two convenient closets. A large bedroom and a small guest room are at the rear. The splendid porch across the front can be screened or glazed if desired.

The dining alcove is so close to the kitchen as to become almost a part of it and yet is entirely shut off from both kitchen and living room. A sink, and two laundry tubs can be placed in the kitchen.

The well proportioned roof gives an air of solidity and dignity that is not often found in bungalows. There is room enough in the attic for one or two bedrooms if desired and a stairway to them could easily be arranged at the end of the living room.

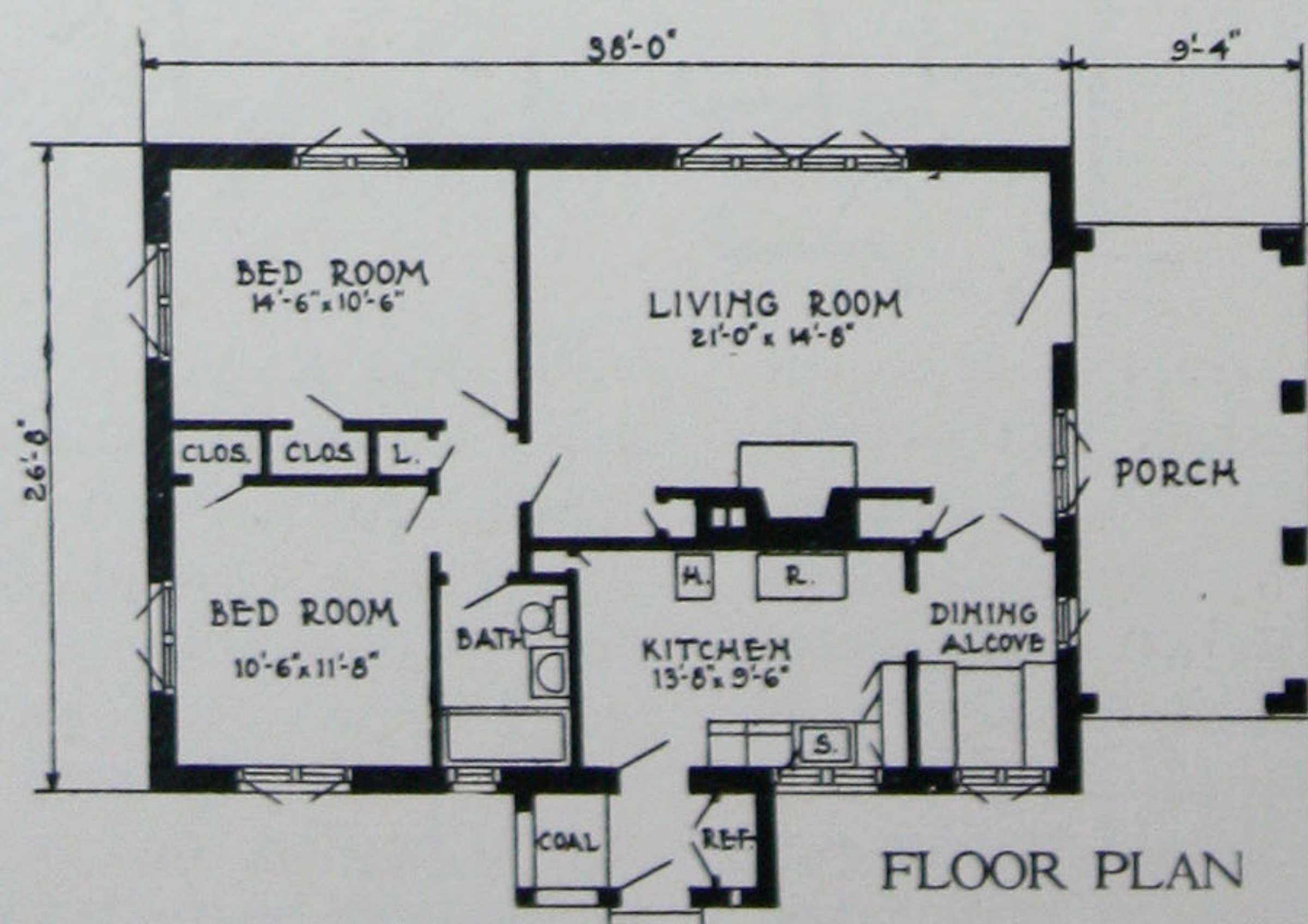
Nothing could be better for the shore or mountain cottage than concrete block construction, since the

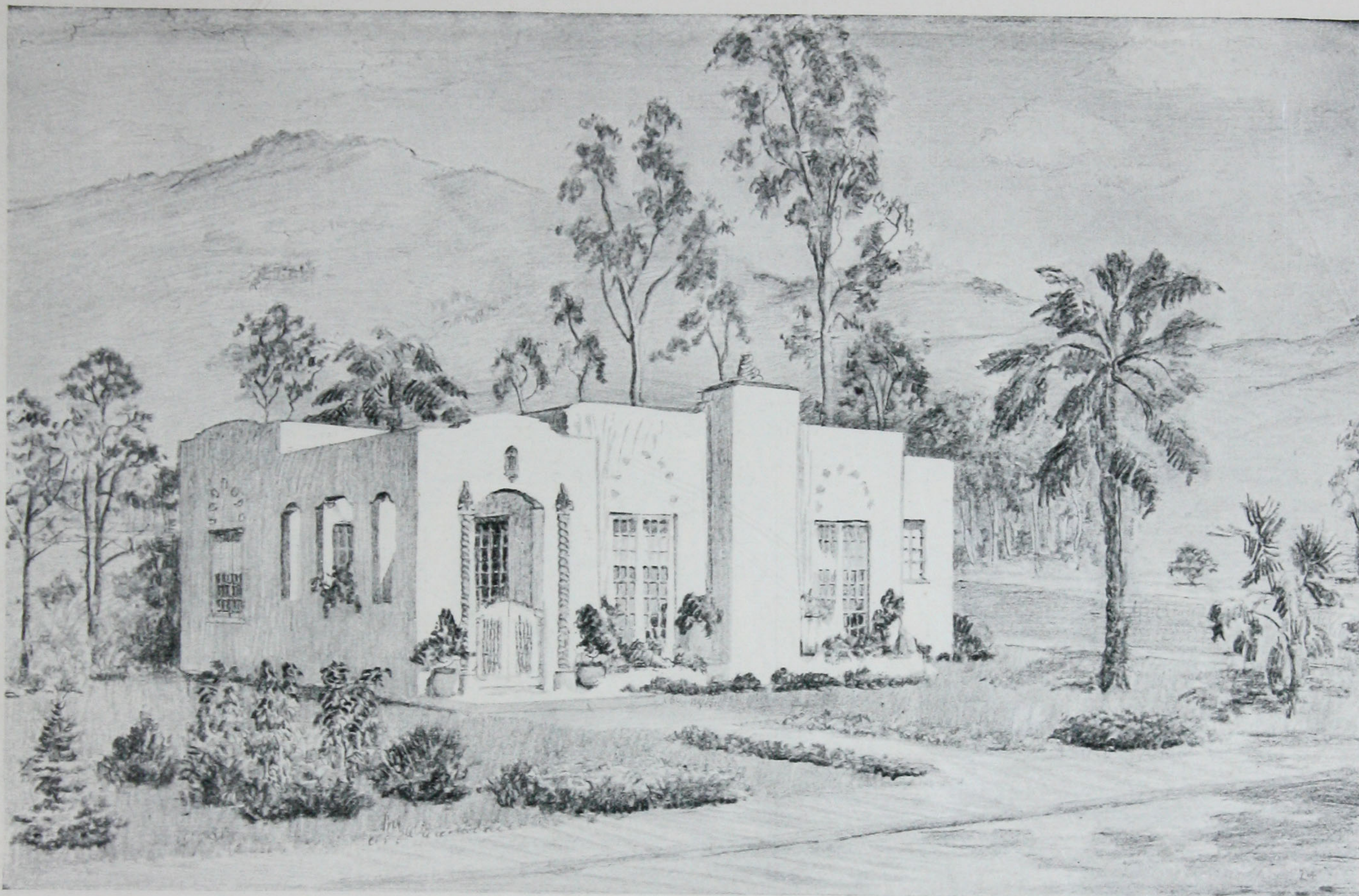
additional cost of such fire-safe construction is less than five per cent. It is the best sort of insurance to carry on such homes, removed as they often are from fire fighting service, and with safety from fire due to permanent construction, there also comes freedom from paint and repairs.

Judged by the standards of good planning and building economy, the "Brookline" is an excellent value. All the essential rooms are arranged in very compact form, and the turns and corners in outside walls which are sometimes the cause of extra expense, are conspicuous by their absence. It is apparent that the very best use is made of all the enclosed space;

and even with the extreme compactness, there is enough variation from rigorous symmetry in the interior to make the effect very pleasing.

With the abundant light provided by the many windows, choice may be had of several exposures; but a frontage to the west will give the greatest advantage to the living room, naturally the most important room in this plan.





A California mission bungalow

No. 4104—*The Santa Barbara*

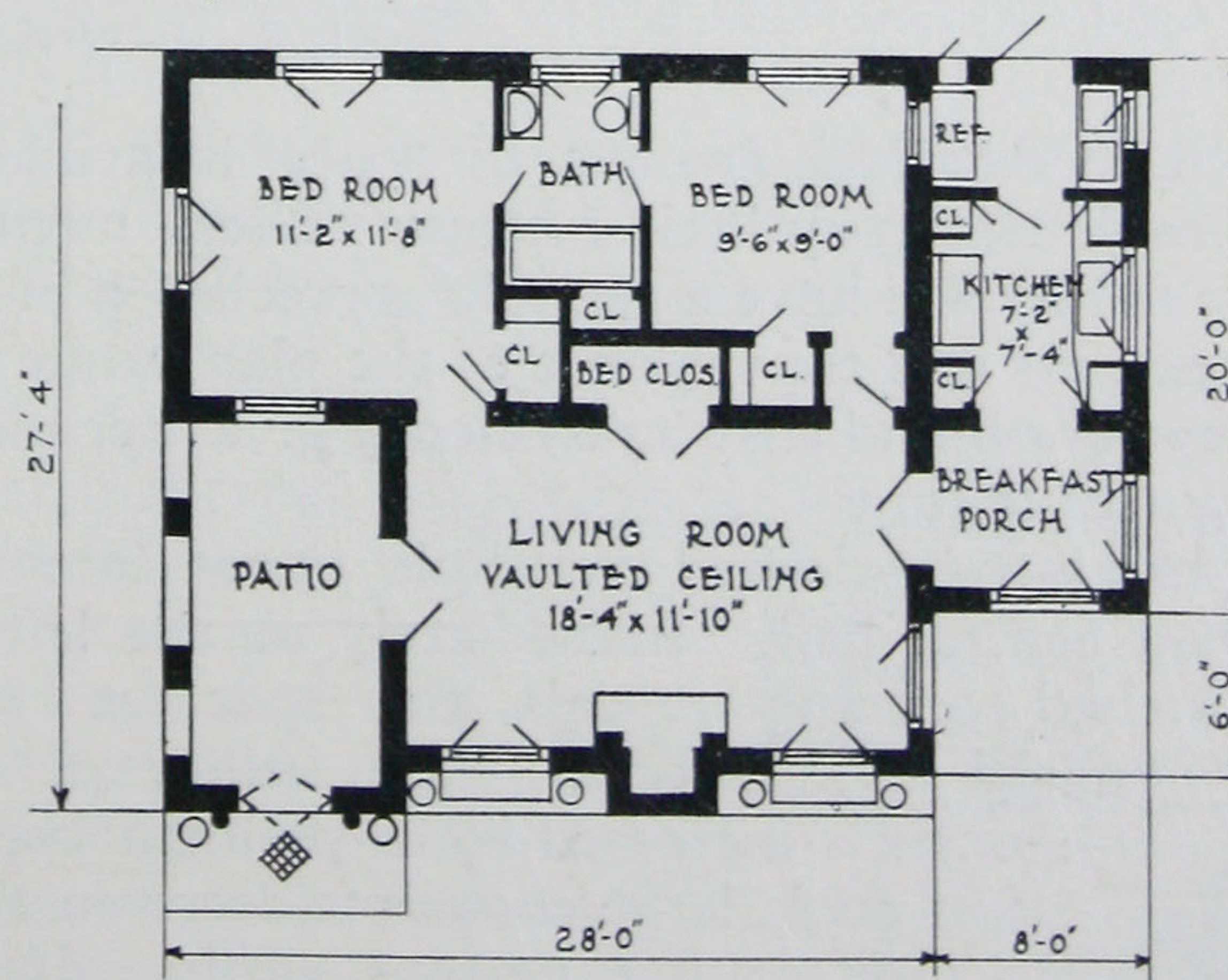
J. T. Pomeroy, Architect, Chicago, Ill.

THIS charming bungalow is of the Spanish Mission style. It furnishes a striking proof that this style of architecture is very well adapted to the small house. Entering the open patio through wooden gates we pass into the large living room with vaulted ceiling and a fireplace. This room serves as a dining room when more space is needed than supplied by the breakfast porch, separating the kitchen from the living room.

The kitchen is primarily a work shop with the smallest possible dimensions.

While this house is very compact, it is by no means cramped or crowded; rather it permits the utilizing of the space to the fullest possible extent. In the case of the kitchen, for instance, no serviceability has been sacrificed, even though the room is small. Careful planning has been done to make use of every bit of space. The bedrooms and living room are large and roomy, because of this conservation of space. The compactness of this house adapts it to the small family.

The refrigerator with outside icing door and the laundry tubs are on the outside porch. A wall bed in the living room also is provided.



The rich detail of the front entrance, the urns, and flower boxes on the front walls, contrast very pleasingly with the plainness of the rest of the structure. The arches of the patio add to the beauty of the composition. An insulating ceiling of wire lath and plaster suspended below the reinforced concrete helps to keep the house cool.

The house occupies a width of 36 feet and should be on a lot at least 45 feet wide, unless the end faces the road; then a 35-foot lot would be sufficient.



A servantless house

No. 4106—*The Berkshire*

Robt. L. Stevenson, Architect, Boston, Mass.

A SURPRISING amount of space is available inside this cozy little cottage. Every member of the family will have a genuine appreciation of the compactness and convenience of the plan, while the housewife will find that its efficiency gives her many an hour of leisure.

A much-to-be-desired vestibule opens into the small central hall. Immediately at the left an arched opening reveals the spacious, well lighted living room. The utility of the kitchen is increased by a pullman breakfast nook, large enough to accommodate four or five persons easily. If desired, the icebox space in the rear entry can be fitted for outside icing. Stairs lead from the kitchen to the basement, also from the exterior through a hatchway.

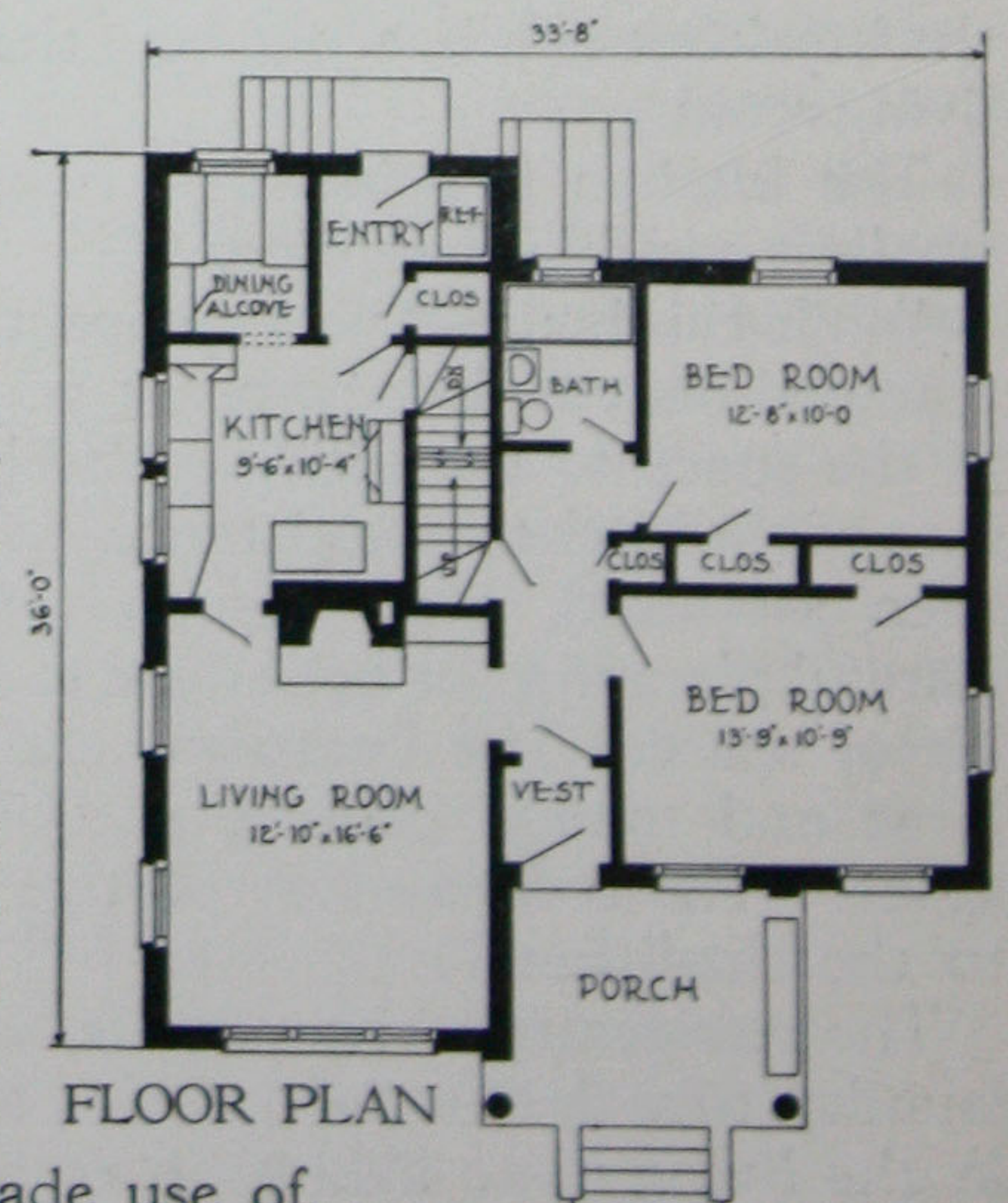
The coal and laundry rooms are separated from the main part of

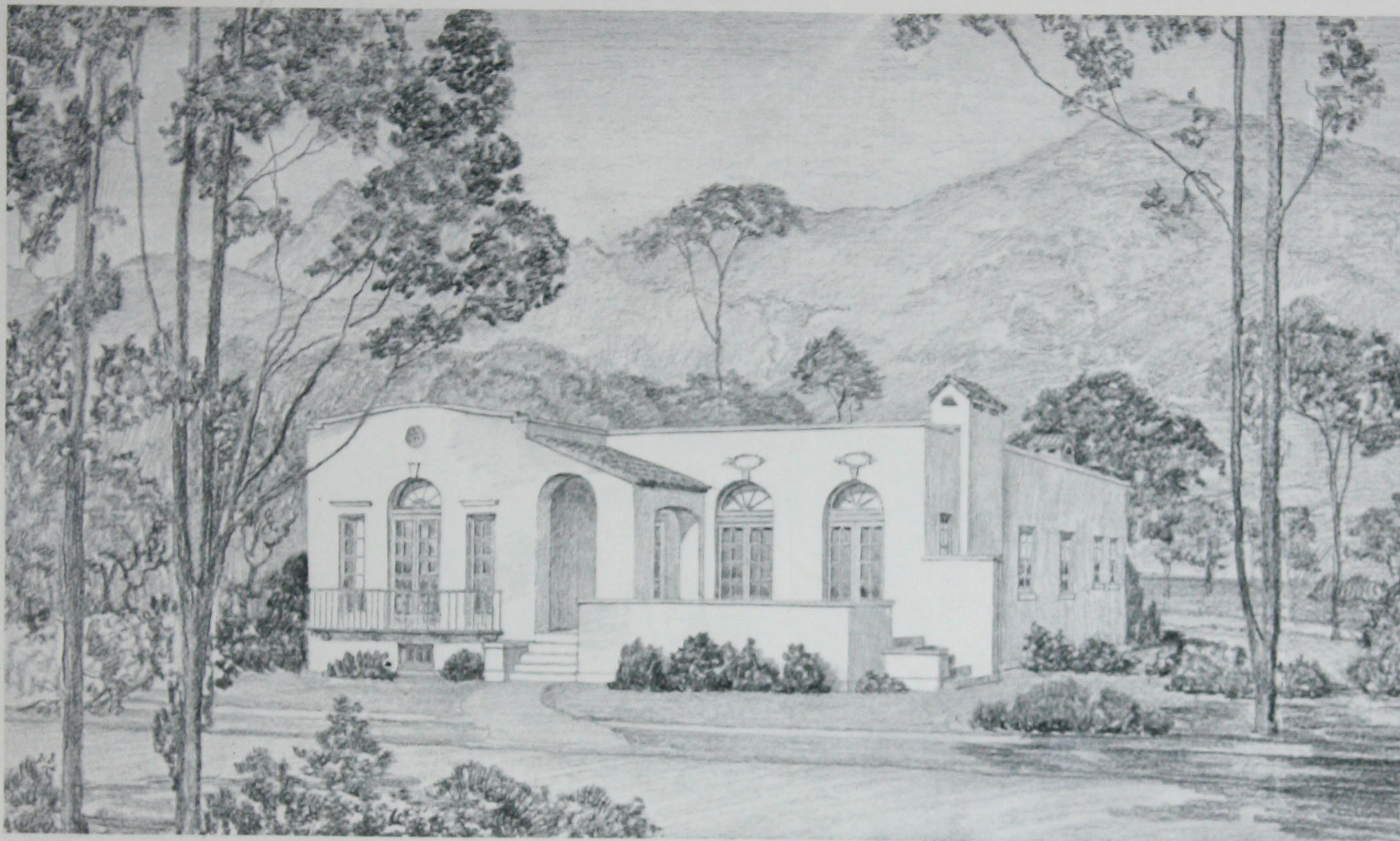
the basement by dust-proof masonry walls.

Two good sized bedrooms and bath connect with the central hall, also a handy linen closet. Both bedrooms have roomy closets. Should additional sleeping space be necessary, there is ample room for a third bedroom in the attic.

With a 40-foot frontage to the east or south, or even to the west, this plan will produce a cottage of delightfully homelike effect.

Reversed plans will show that the house is easily adapted to a site with an eastern frontage, which often must necessarily be made use of.





A southern bungalow with a Spanish touch

No. 5104—The Piedmont

Warren, Knight & Davis, Architects, Birmingham, Ala.

THIS bungalow is designed with special regard to the requirements of southern climes, as is evidenced by the ventilated space between the ceiling and the roof. Experience shows this is an excellent provision against the heat of the sun. The exteriors are developed in the Spanish style, which is of course more prevalent in the south, yet is proving easily applicable and deservedly popular in other sections of the country as well.



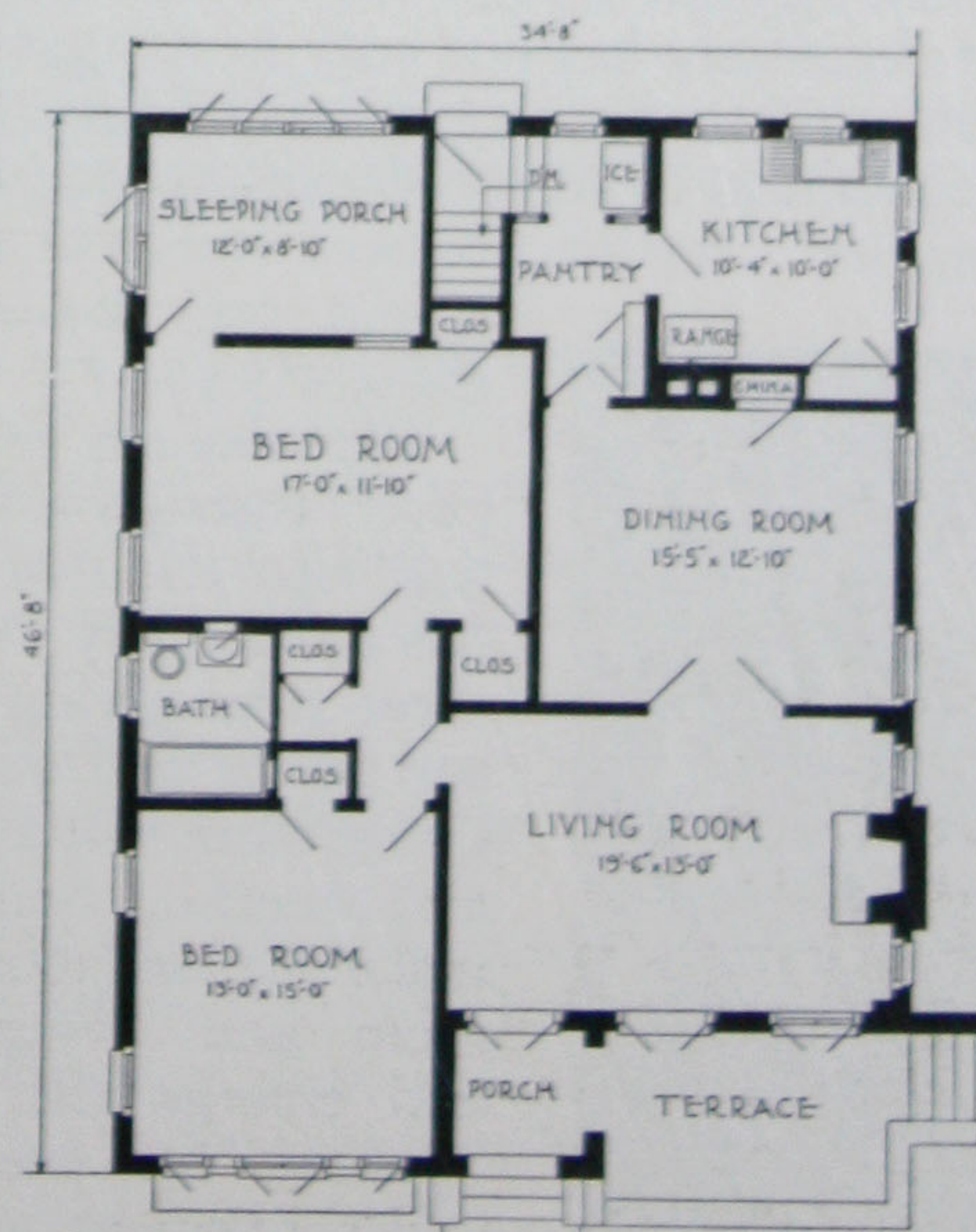
The small entrance porch opens on a tiled terrace and into the living room, which is also connected with the terrace by double doors. On the opposite side of the living room French doors open into a large dining room. One passes through a pass-pantry to reach the kitchen, which is light and conveniently planned, with a china

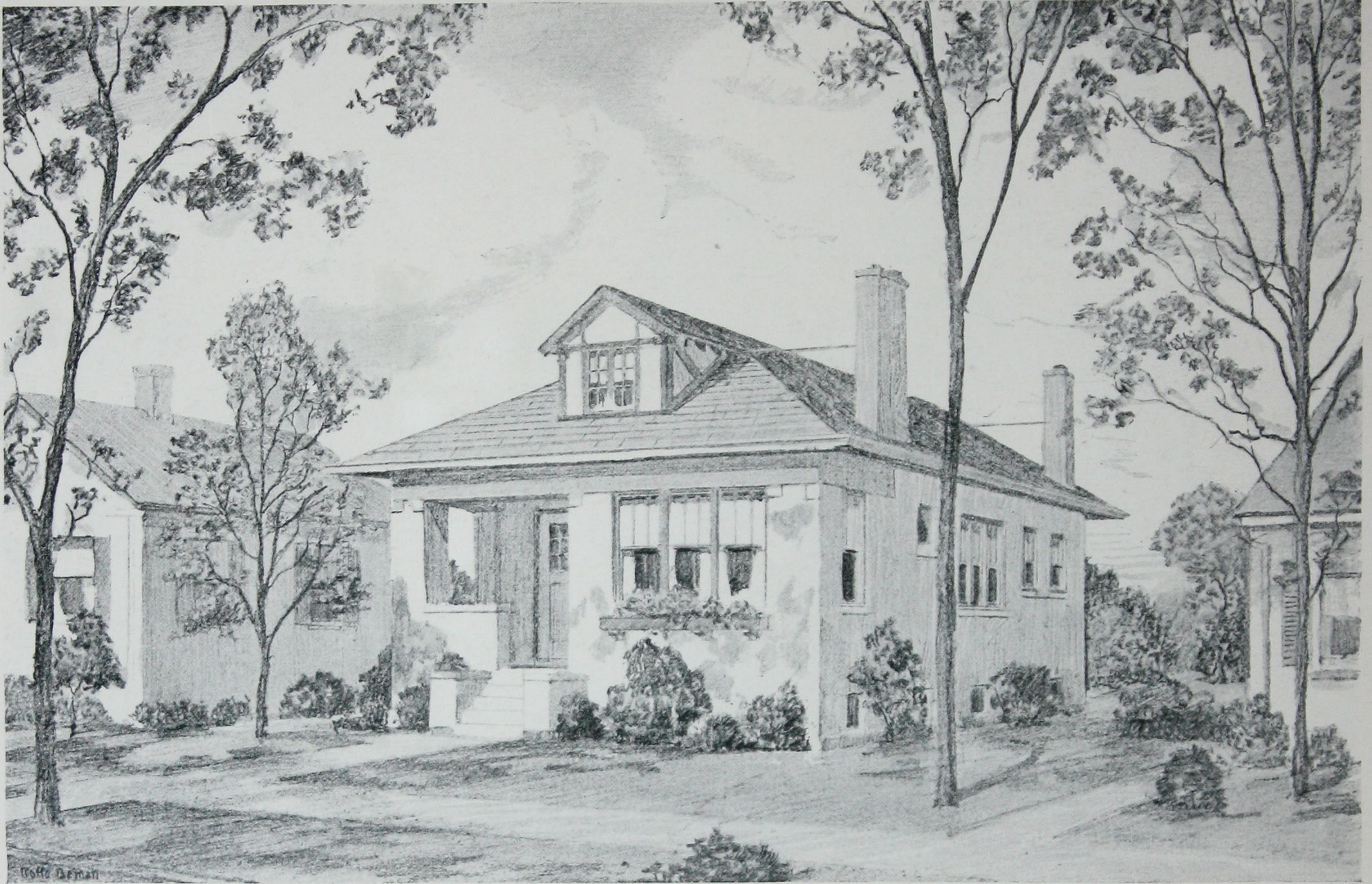
cabinet accessible from the dining room. A grade-line door offers easy entry into kitchen and basement at the rear.

Two spacious bedrooms are provided, each with plenty of windows and closet space. Between them is a small hall from which one enters the bath.

The design of this house is particularly graceful, and the details are worked out with very happy results, as the small sketches indicate.

The lot for this house should be at least 45 feet wide. If possible, it would be better to have an even wider site.





A well planned suburban home

No. 5101—*The Dearborn*

Robert L. Kane, Architect, Chicago, Ill.

IF you want to build a home that is as pleasant to look at as it is comfortable to live in and is yet well within average means, you can select no more suitable design than this five-room bungalow. Its economy lies not only in its first cost but in its low maintenance expense; for concrete masonry is economical to construct, and is practically free from repairs. Portland cement stucco as a wall covering is not only beautiful but permanently so.



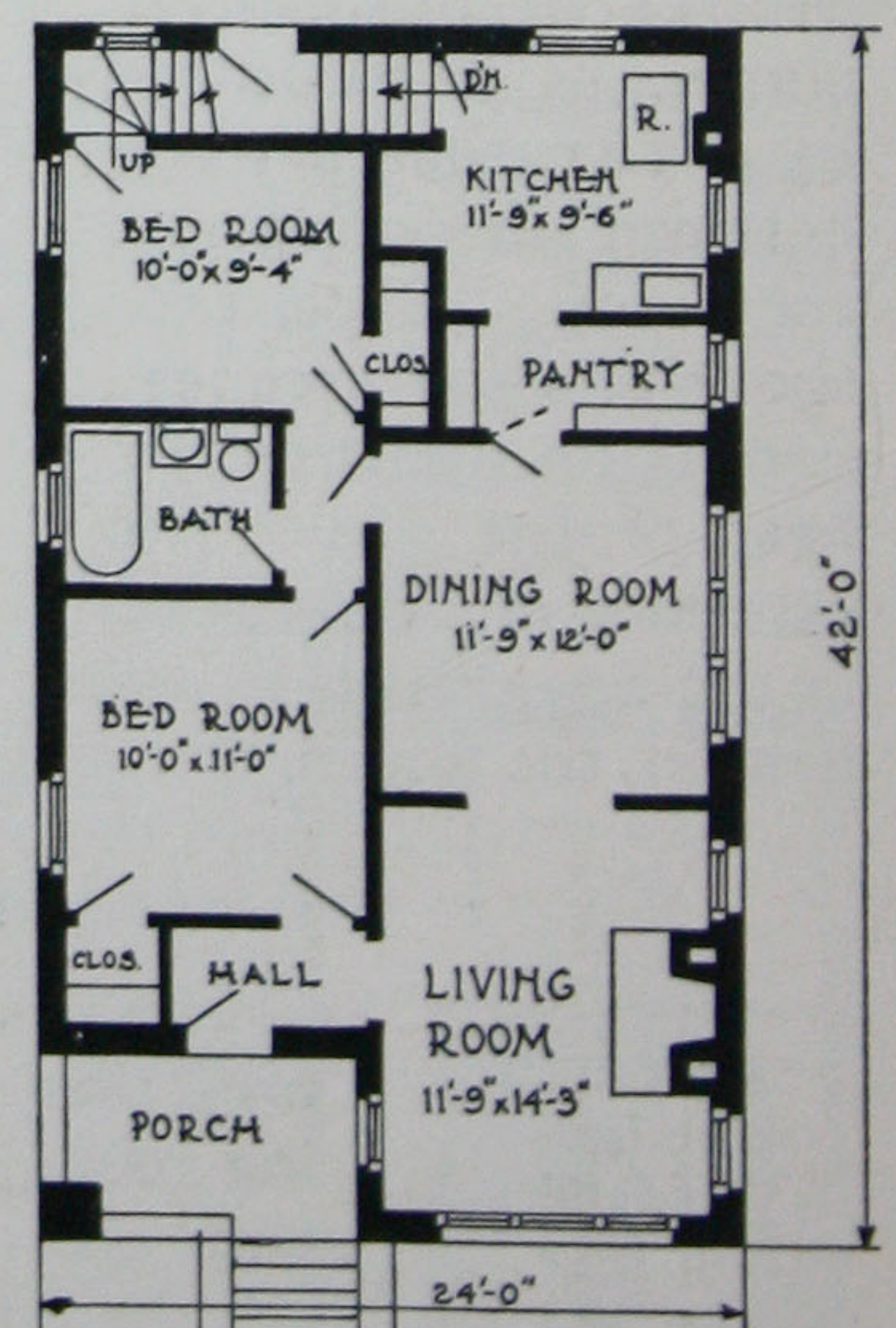
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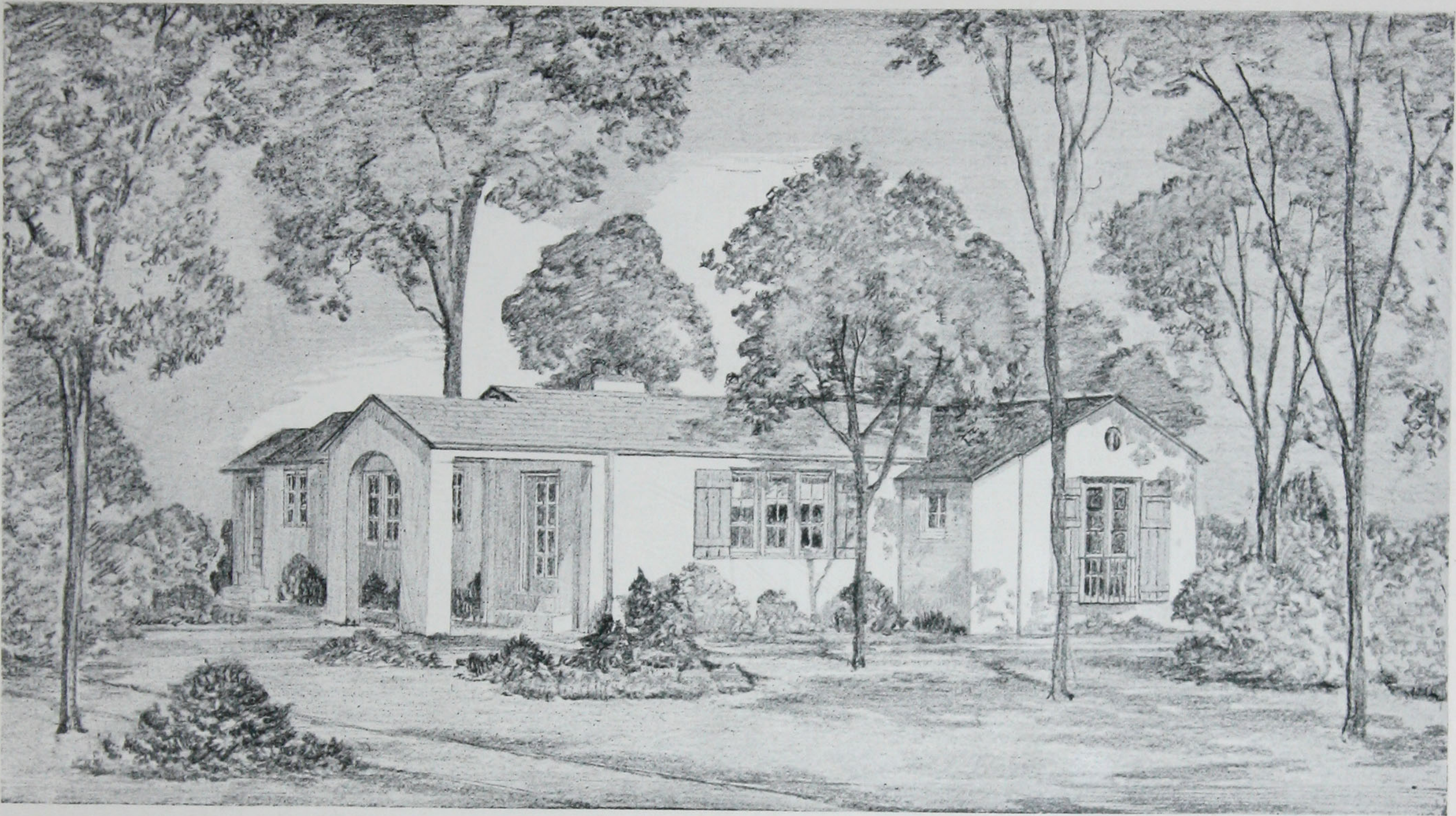
The house is entered from the porch through a small reception hall into the living room. This has a front bay with windows on three sides giving the effect of a sun parlor and insuring that the living room will always be bright and cheerful. Some will prefer to make one long room of the dining room and living room shown and enlarge the space marked "pantry" into one of the popular and convenient breakfast nooks.

The kitchen has good light and is arranged and equipped to lighten the housewife's labors. The rear entrance is at the grade line, a desirable feature.

The full basement contains a good laundry and work shop and a boiler room and coal bin completely shut off from the rest of the rooms.

There are two good bedrooms on the left side of the house with bathroom between. The front bedroom can be entered directly from the reception hall if desired, or the connecting doorway can be omitted. The rear bedroom has a flight of stairs leading to an unfinished attic, which may later be finished as an extra bedroom or a child's play room.





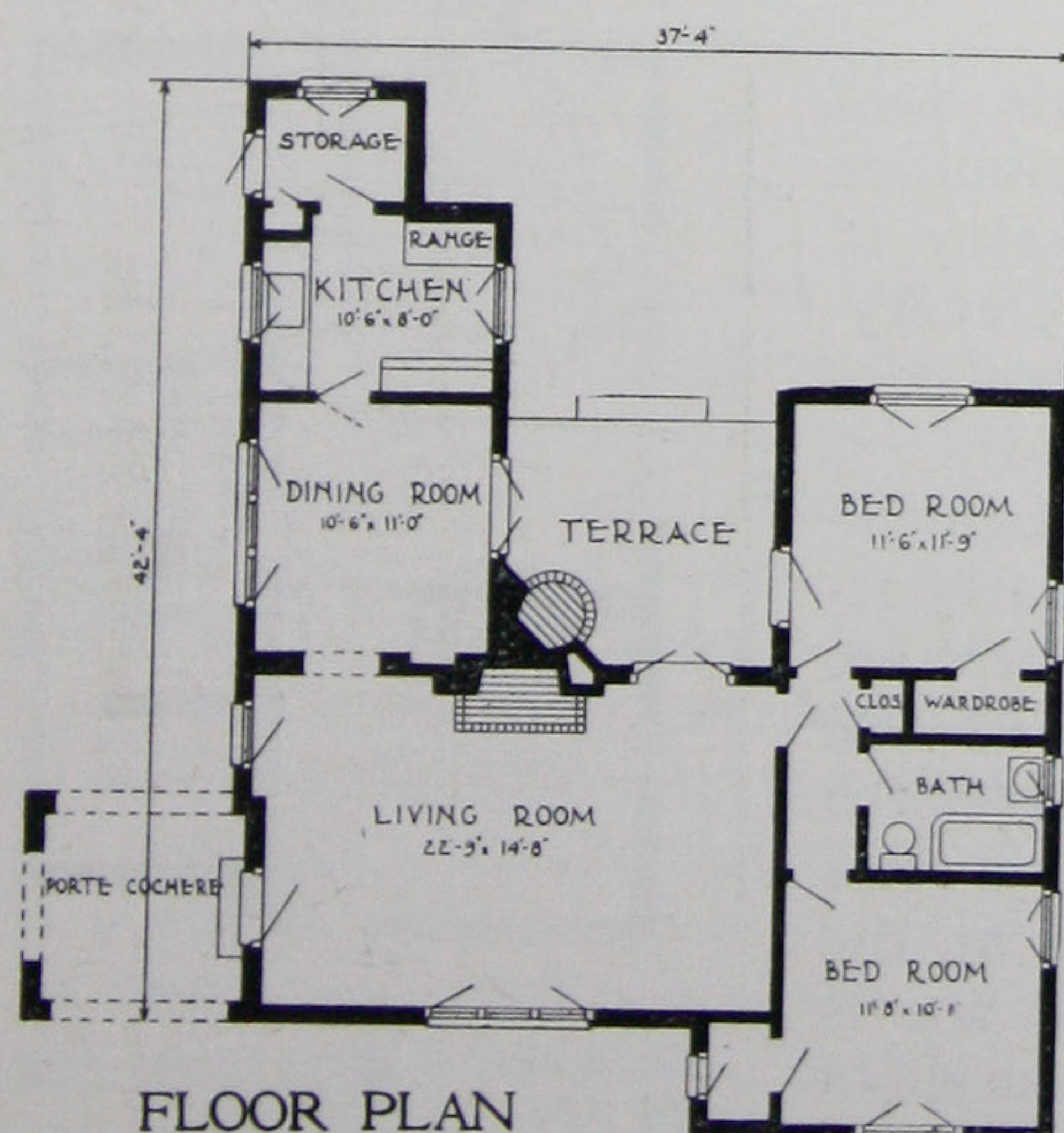
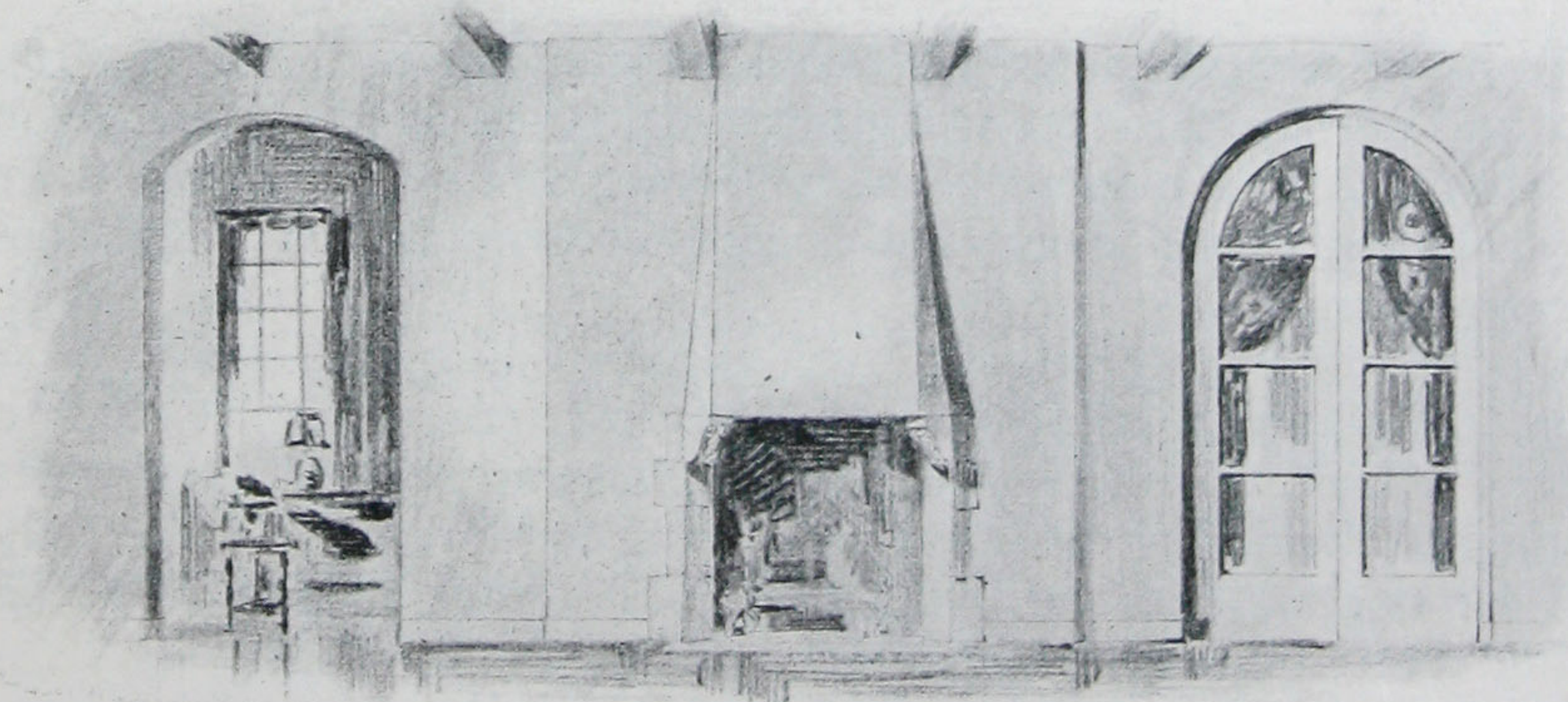
A mission bungalow interestingly planned

No. 5105—*The Alhambra*

Paul R. Williams, Architect, Los Angeles, Calif.

WHILE at first glance the plan of this bungalow may appear rather rambling, there is real method in it. The sleeping quarters and the kitchen are effectively separated, yet the whole arrangement is unusually harmonious. Three primary rooms open onto the terrace, making it an integral part of the house.

The large, light living room has a well located fireplace, with an



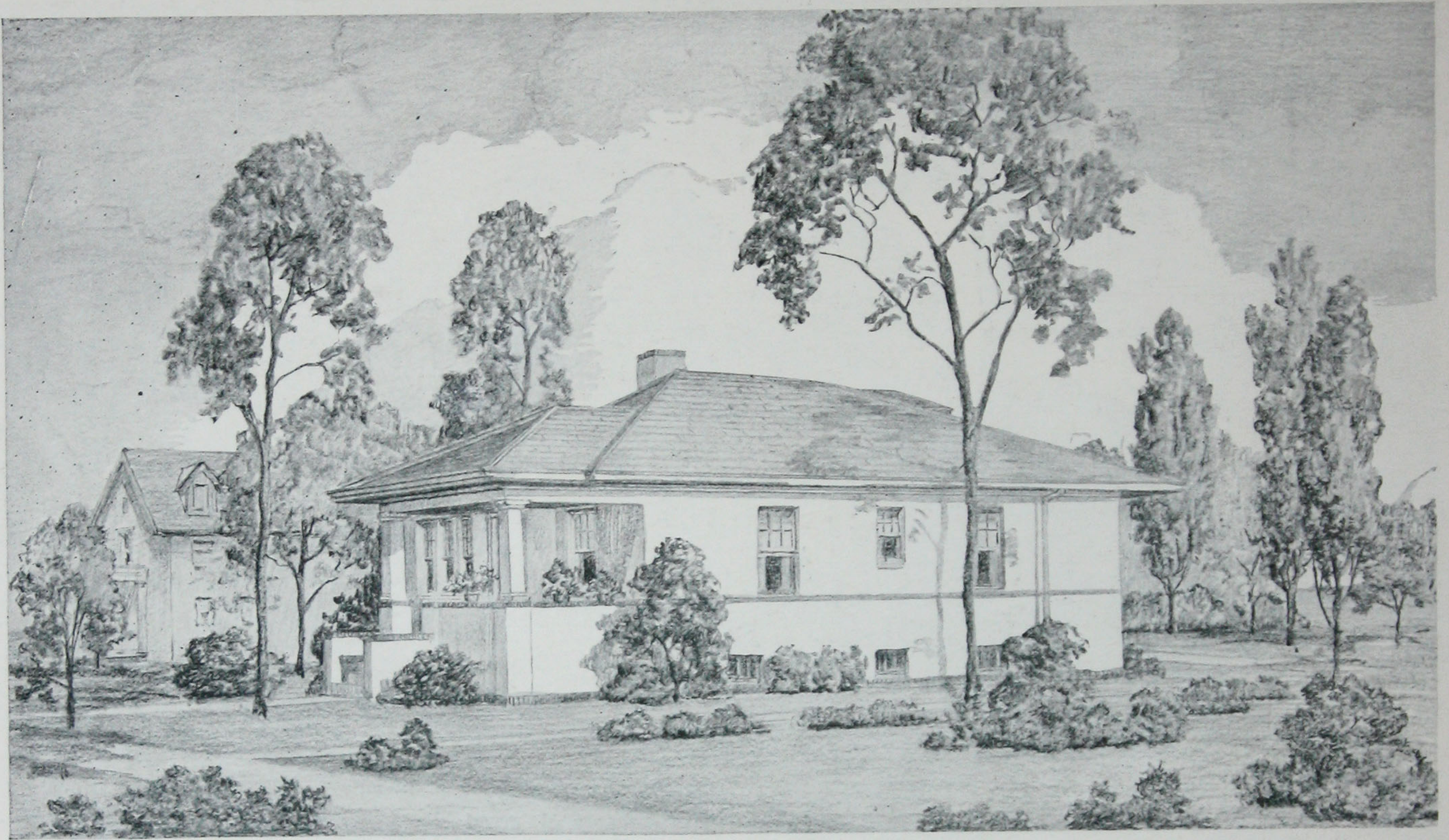
arched door at the right leading to the terrace. At the left a similar arch opens into the dining room, also with a terrace door. Since no basement is planned for the house, a

screened porch is attached to the kitchen to be used as laundry space or for other household work.

One bedroom connects directly with the terrace. The two bedrooms have windows on two sides, and adequate closet space. A tiled bath is placed between the two.

The living room may front east, south or west with equally successful results, utilizing a lot 45 feet or more wide.

It is because of the rather unusual, extended type of construction followed in this house, which gives a large lighting exposure, that it is possible to adapt the structure to a wider variety of frontages than is possible with many other types of residences.



A standard five-room bungalow

No. 5103—*The Iowana*

E. C. Cole, Architect, Sioux City, Iowa

Homebuilders whose preference is for bungalows will admire this compact plan. All the essential elements of a modern home have been so carefully arranged that efficiency and comfort are evident at every turn.

A porch just large enough, and a cheery living room, are the first impressions gained upon entering the house. The bookcase, fireplace, and arched opening to the dining room form a striking combination for one wall of the living room. Through a dining room, unusually large for a bungalow, one passes into the airy kitchen, well-equipped in all details. The refrigerator has a door for icing from the porch, which may be screened or glazed as desired.

The basement stairs descend from the rear entry. The substantial floor supports are revealed in the basement, where provision is made for a coal room enclosed by concrete masonry walls.

The sleeping accommodations include two good bedrooms, with windows on two sides and closet space. The bathroom is tiled, and has a built-in tub. A stairway from the dining room leads to the attic, where plenty of good storage is available.

The plan has been well thought out in all details. The rooms are compact and well arranged. The bathroom, the two bedrooms and the connecting

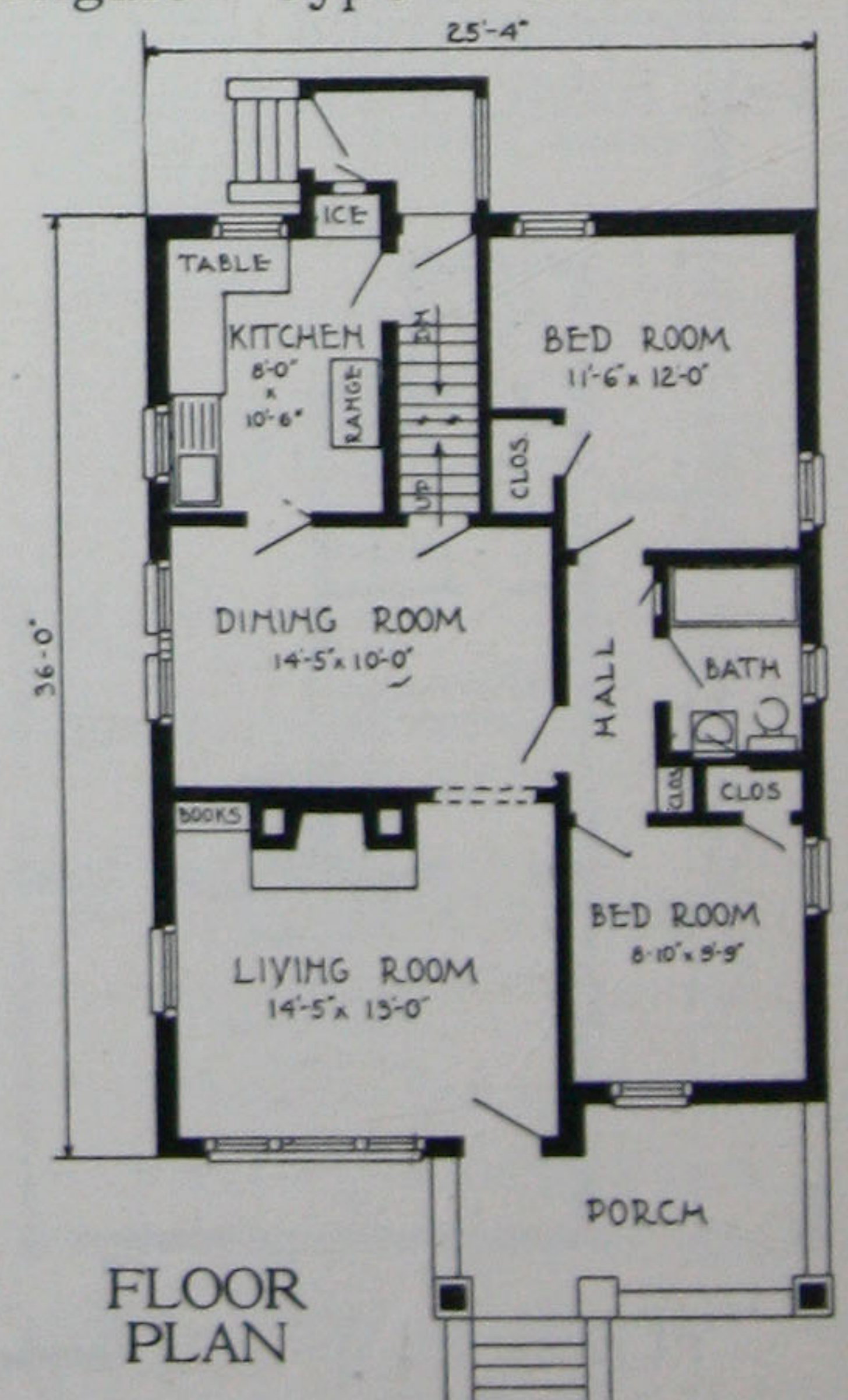
hallway may all be closed off from the rest of the house by closing the door between the hall and dining room.

A 35-foot lot will accommodate this bungalow nicely. For the best effect, an east or south frontage should be selected.

A study of the plan of this house reveals strikingly the advantages of the bungalow type of home. It is especially well suited to the needs of the small family.

The housewife does not have to be climbing stairs continually in doing her work; everything is on one floor, conveniently situated.

This handy arrangement is particularly attractive when there are small children in the house, for it enables the mother to keep a close watch on them at the same time that she is doing the household work.





A picturesque cottage of compact plan

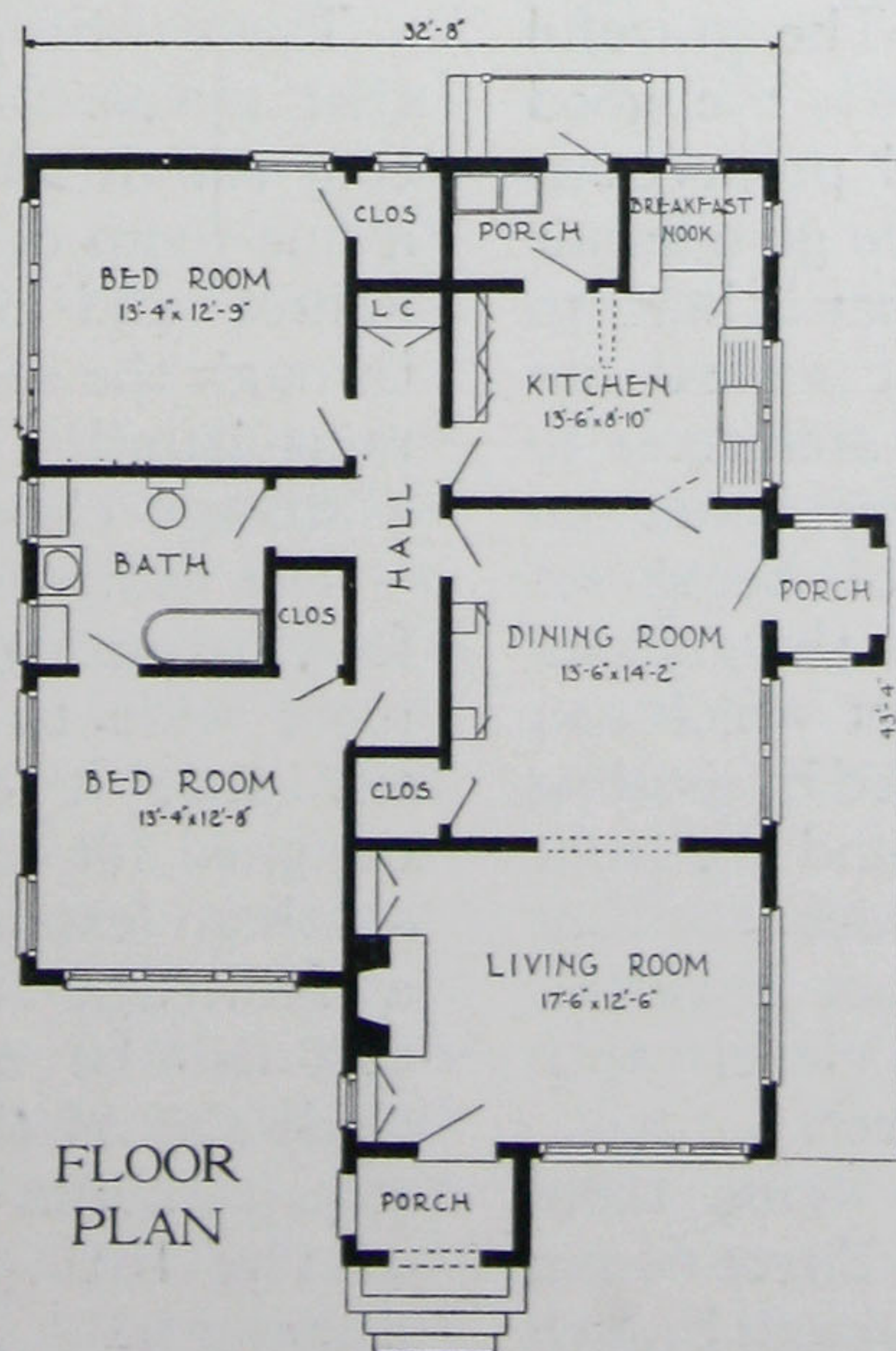
No. 5107—The Pasadena

DeLuxe Building Co., Designers, Los Angeles, Calif.

EVERY essential requirement of the family desiring a small home is generously satisfied in this compactly planned little cottage, which shows as well an exterior that is charming in simplicity and proportions. In appearance it is a distinct and interesting departure from the ordinary bungalow, though the floor plan is typical of that style.

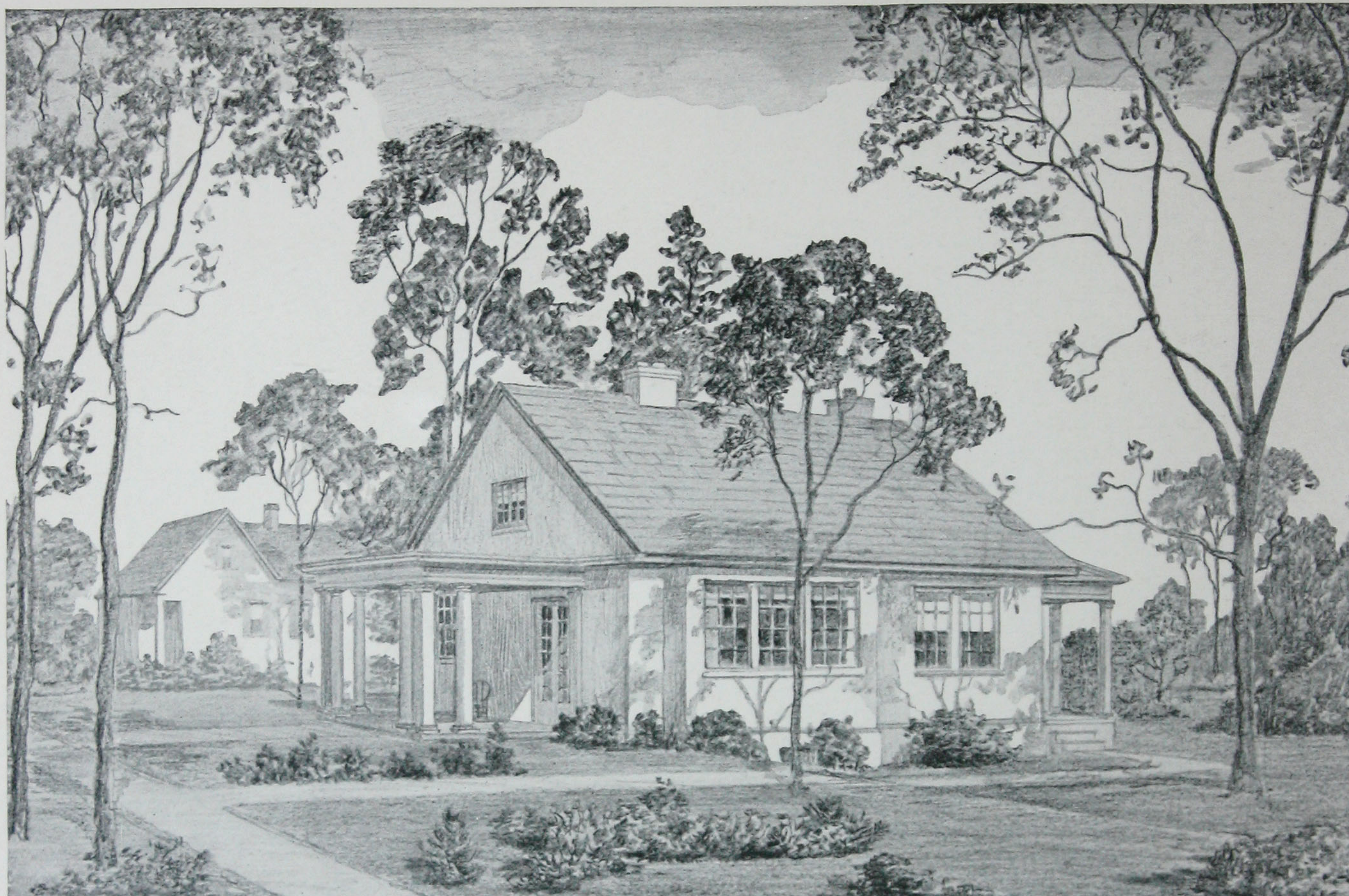
The front and side entrances, to living room and dining room respectively, are through covered porches similar in design, which immediately give an impression of warm hospitality. The living room, lighted from three sides, has a good fireplace with built-in bookcases at the sides, and connects with the dining room by a wide archway. In a corner of the convenient, well-lighted kitchen is a snug breakfast nook; and the rear screened porch is equipped as a

laundry. A noticeable feature of the house, and one that is certainly commendable, is the provision made for admitting an abundance of light.



Two extra large bedrooms are connected with the rest of the house by a small hall which has linen shelves at one end. Each of the bedrooms is supplied with a good closet. The bathroom, directly connected with one of the bedrooms and with the other through the hall, is rather unusual. It has two good windows, beneath which are dressing shelves with drawer space provided below. Other built-in features which will add to the pleasure of the occupancy of the house are the buffet in the dining room, the cupboards in the kitchen, and the linen closet in the hall.

A lot 40 feet or more in width and with a frontage in almost any direction will accommodate this plan.



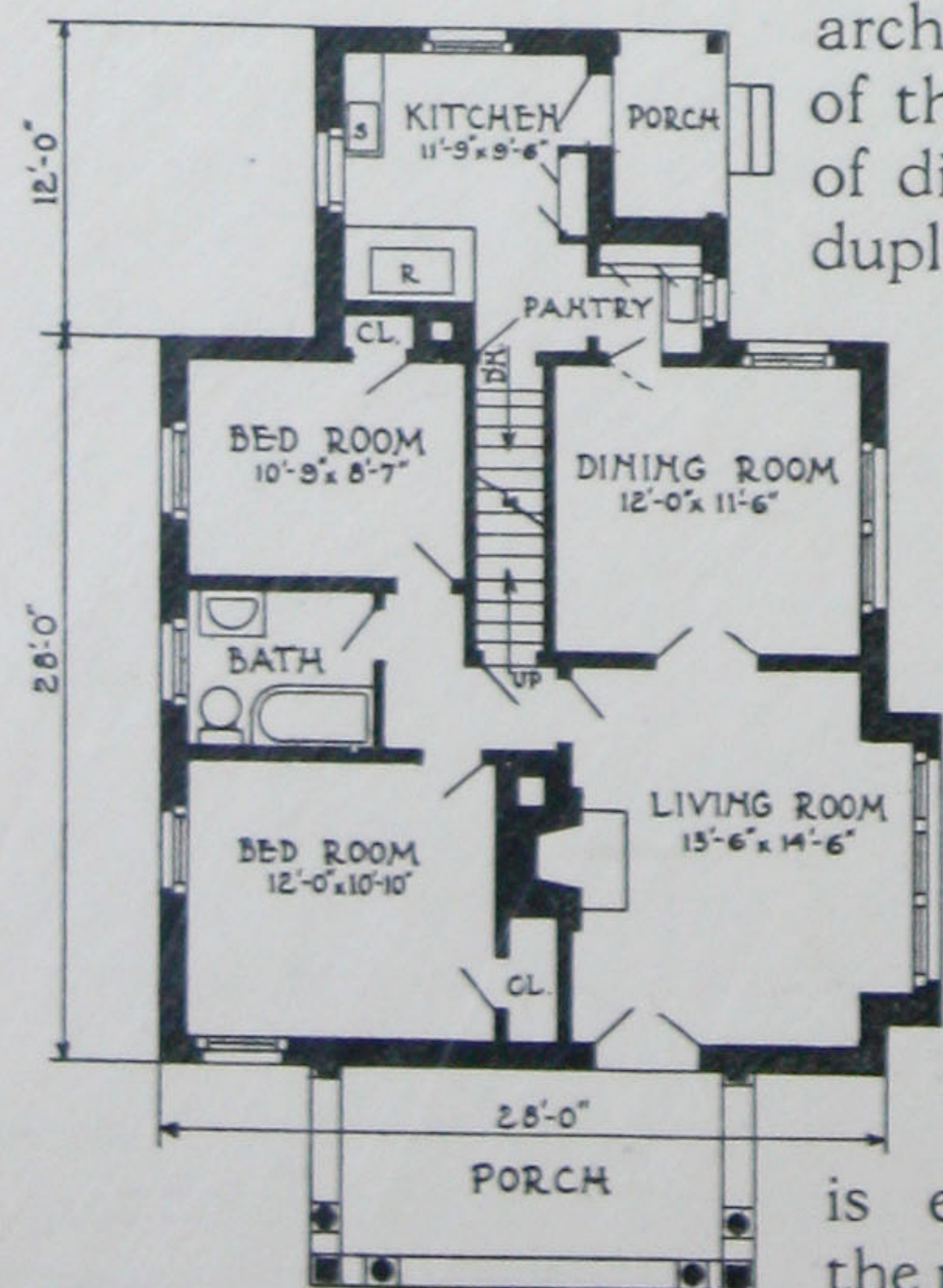
A cozy cottage for the small family

No. 5102—The Malvern

Dreher, Churchman and Paul, Architects, Philadelphia, Pa.

THIS five-room bungalow, in the style of the eastern Pennsylvania cottage, expresses a personality of its own and indicates genuine comfort. It is compact, well planned and economical to build.

The design is decidedly effective. The graceful wood columns of the front porch with the good architectural proportions of the cornice give an air of dignity that is hard to duplicate. It is the desire of the architects to give this house an effect of being set close to the ground, an effect which can be gained by grading up around the front and sides so that the front porch is almost level with the street.



The living room is entered direct from the porch through French

doors and has a triple window set into a square bay. The fireplace is on an inside wall to ensure maximum conservation of heat. The cellar flue is in the same stack.

Those who prefer one big living room will find that by combining dining and living rooms, omitting the dividing partition, they can easily develop a fine room over twenty-six feet long. A well-lighted and convenient kitchen is reached through the service pantry. The cellar contains laundry, fuel and boiler room, and a storage closet.

The width of the building is 28 feet, requiring a lot 35 feet or more wide to give the house the space it deserves. It is designed for a western or southern exposure, but a frontage to the east can be made to do should the requirements of the lot demand it.



Something different in bungalow design

No. 5106—*The Berkeley*

Charles W. McCall, Architect, Oakland, Calif.

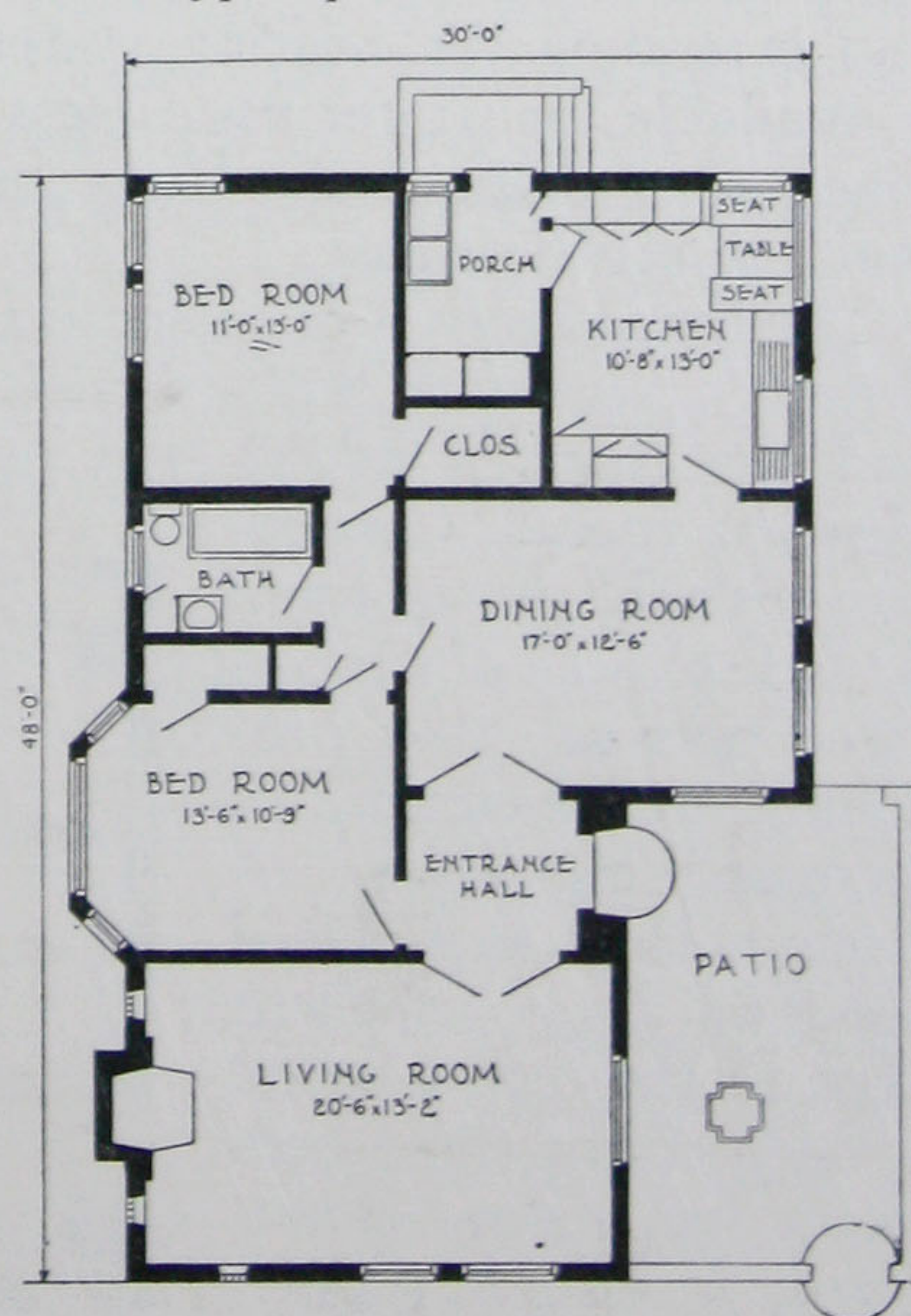
THIS bungalow has an original and interesting treatment in its design that makes a distinct appeal. It should please anyone who is endeavoring to avoid the commonplace. The casual observer is sure to be impressed favorably at first sight, particularly by the room arrangement. There are pleasing touches of mission style in the general profiles which testify to its California origin, but the house will grace any site.

In approaching the house at the front, one notes that the details are so carefully worked in that the house is in excellent balance.

The entrance is upon a spacious patio with a small pool, and at the farther corner, the doorway to the vestibule separates the delightfully large and well designed living room from the dining and culinary quarters. The housewife will pronounce the latter a "perfect gem," since every detail of arrangement and

equipment which will make for efficiency and economy, is included. Following the usual custom in the design of houses of this type, provision is made for the use of the rear entry as a laundry; but this may be changed when the house is built with a basement. Two extra large bed-rooms, with ample closet space, good light and ventilation, are separated by a compact tiled bath.

This plan ought to have a 45-foot lot to do it full justice. As for frontage, south or west is best, with north as a possibility.



FLOOR PLAN



A roomy suburban bungalow

No. 6102—*The Hawthorne*

Dean and Dean, Architects, Chicago, Ill.

THE interior arrangement of this simple, solid looking structure is an interesting departure from the usual bungalow plan. Ample accommodation is furnished for all home requirements, with no sacrifice of comfort or convenience.

The vestibule entrance with coat closet leaves the porch as private as a room. Glazing the porch and extending the heating system to it will make it available for winter use. Best advantage can be taken of sunlight if the house be located with the porch to south or east.

The living room is of splendid size. A well-placed chimney piece with built-in book shelves at one side and the many windows will make a bright and pleasant room. Connection with the dining room is made by way of a broad cased opening, thus producing an appearance of increased roominess. A group of three well-placed windows gives excellent light to the dining room.

Each of the three bedrooms has a good closet. There is also a supplementary linen closet with

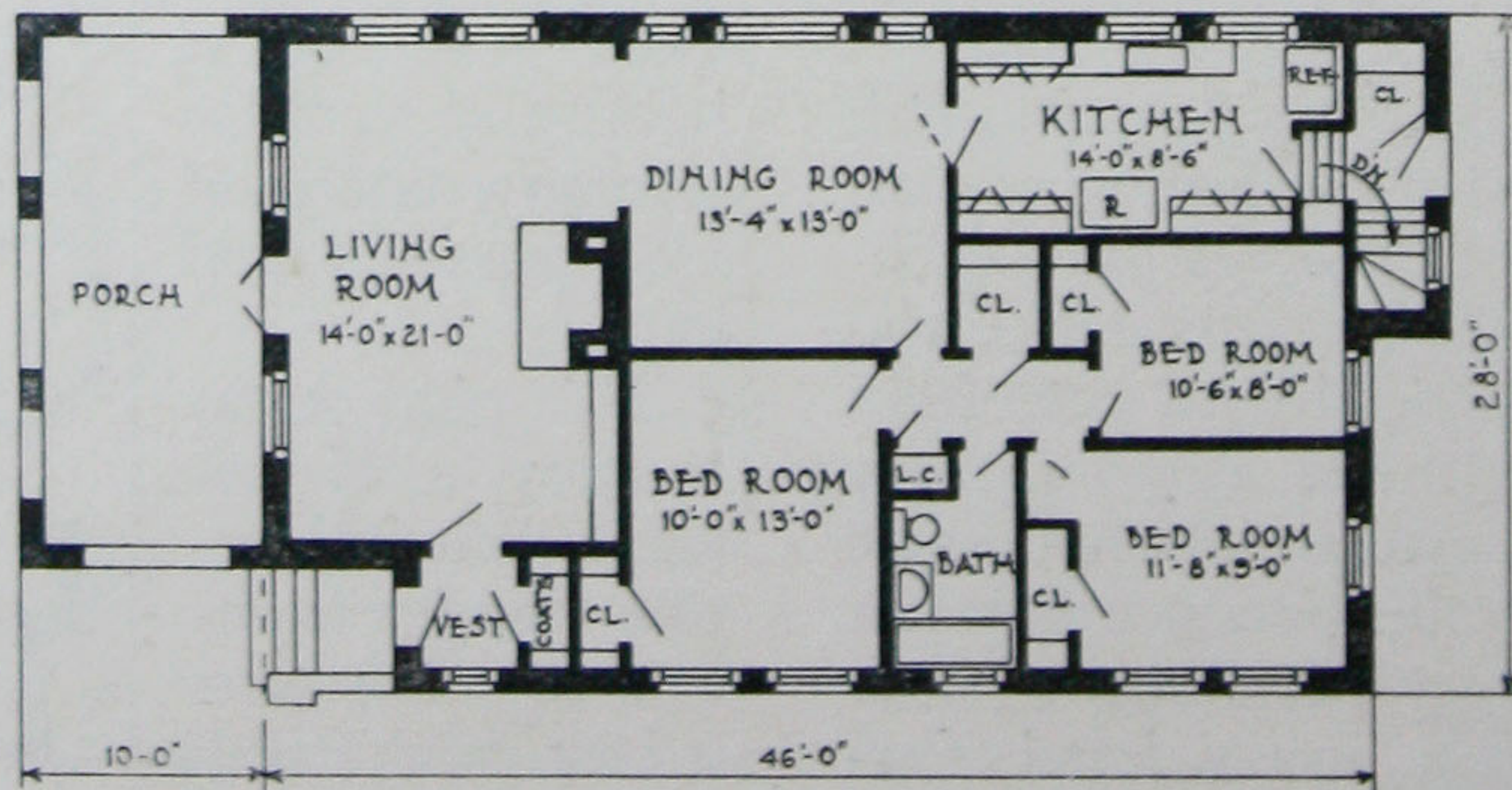
drawers and shelves convenient to the bedroom doors in the lobby. In the ceiling of this lobby is a scuttle leading to the unfinished attic, which makes it possible to use this space for storage if desired.

Some will prefer to transpose the kitchen and the front bedroom, thus bringing the kitchen entrance nearer the front and insuring quick and convenient access to the front door from the kitchen. Some economy in plumbing will be effected by this arrangement. The cellar stairs can be rearranged back of the dining room.

The cellar is under the rear half of the house. It contains fuel and boiler room shut off from the rest of the cellar with a fireproof partition and cement

plastered fire-resistive ceiling. There is also a laundry, a fruit storage room, and a workshop.

This house, while it can be built on a 36-foot lot, inasmuch as its greatest width is less than 30 feet, really should be built on a lot 40 feet wide if conditions will permit the home builder to follow such a plan.



FLOOR PLAN



A city bungalow for a narrow lot

No. 6101—*The Ravinia*

Robert L. Kane, Architect, Chicago, Ill.

COMPACTNESS, completeness, and convenience are combined with simplicity and beauty in this well-designed six-room bungalow. It is the plain common sense kind of home that the average citizen desires. It does not strive for effect. It does not look pretentious. It will fit well and look dignified and comfortable in any community.

The roomy front porch, the exposed timber work in the gable, the flower boxes on the porch wall, give this home a most charming appearance. It would be a simple matter to enclose the porch with a sash. The long straight lines of the roof are pleasingly broken by the chimney stacks with their red brick capping.

From the porch we enter a small vestibule with clothes closet and pass into a comfortable living room with a cheerful fireplace, and with windows on two sides. From the living room an archway opens into a good-sized dining room. A small

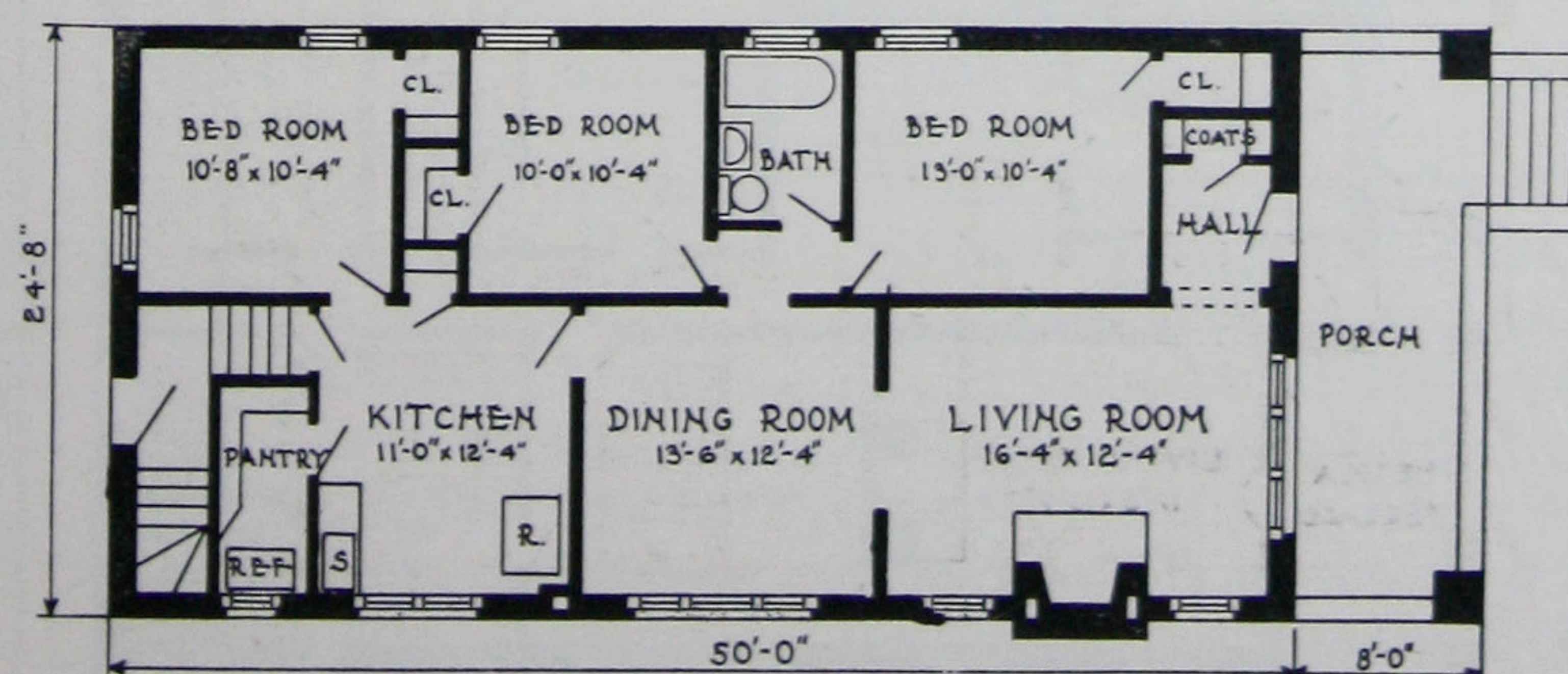
hall off the dining room leads to two chambers and bathroom. From the kitchen, steps lead down to a grade entrance and to the basement.

A cellar has been provided under the whole of the house but in southern latitudes the basement could be omitted or reduced in size with some saving of expense. Indeed, some housing authorities declare that the basement is an unnecessary feature in any house; but this is a matter in which the housewife may be given the power of definite decision.

This bungalow plan is narrow enough to fit a 35-foot lot with room for a garage driveway on one side. This driveway can be made to serve also as

the walk to the rear of the house; it may be of concrete for its full width, or two strips of concrete may be laid parallel to each other for wheel tracks.

It is recommended that the same type of construction used in the bungalow itself be employed in building the garage.





A spacious bungalow on California lines

No. 6103—The Columbia

J. T. Pomeroy, Architect, Chicago, Ill.

LIGHT and airy living quarters, commodious dining and kitchen accommodations, and plenty of sleeping space, feature this typical western bungalow, whose apparent small size belies the surprising roominess within.

The entrance porch leads into a small vestibule from which a comfortable living room opens. The fireplace is placed at the end of the room and is flanked by two archways leading into the dining room. This rather unusual feature in the design gives a very interesting and dignified appearance to the living room.

The paved terrace with pergola and the large living porch, screened and glazed, are cheery adjuncts to the living quarters.

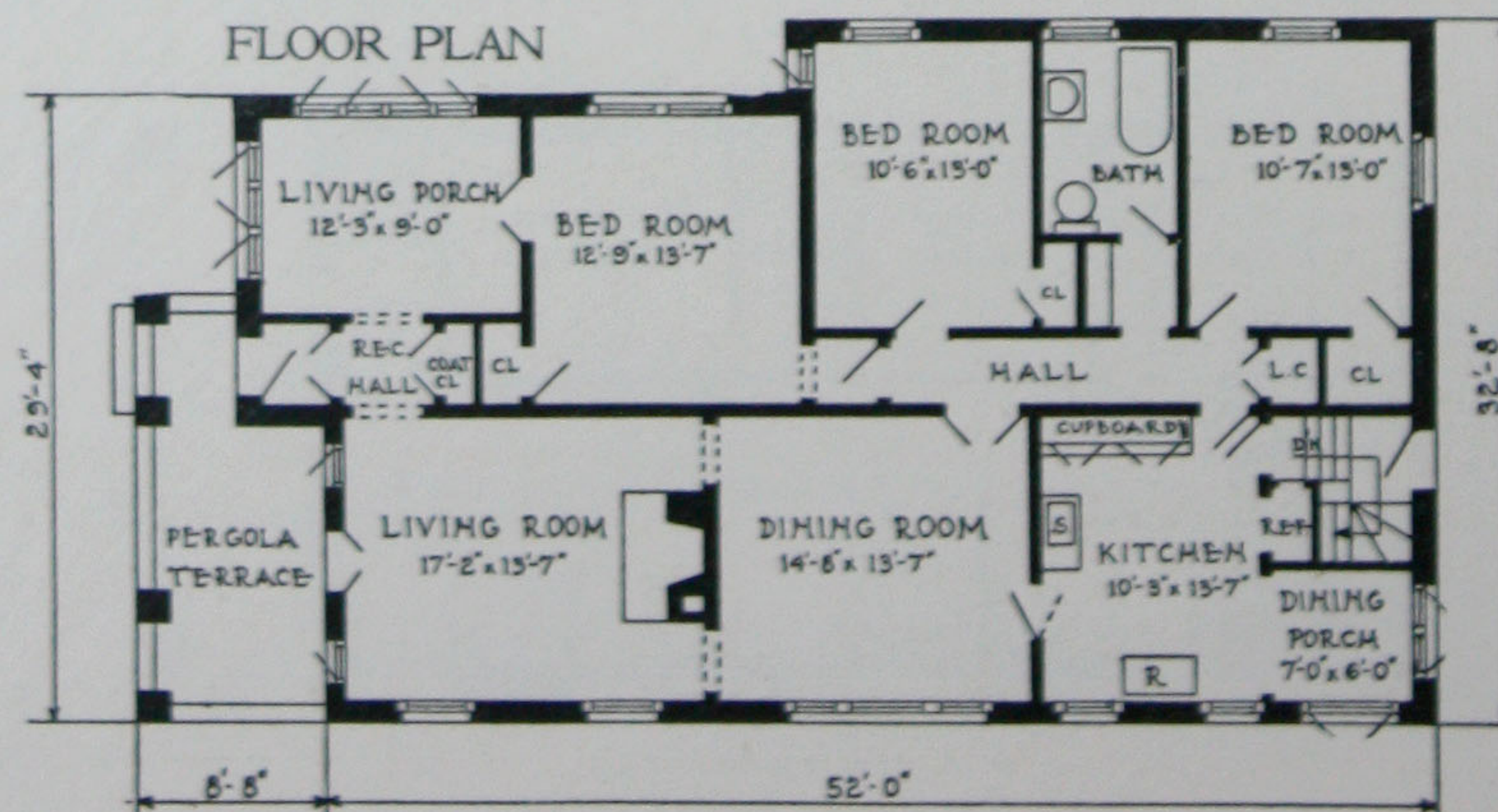
There are three good bedrooms all having cross ventilation. The front bedroom opens onto the living porch. Some people will prefer to

rearrange this plan by placing the kitchen in the space occupied by the front bedroom and using the space now shown for the kitchen for a large bedroom.

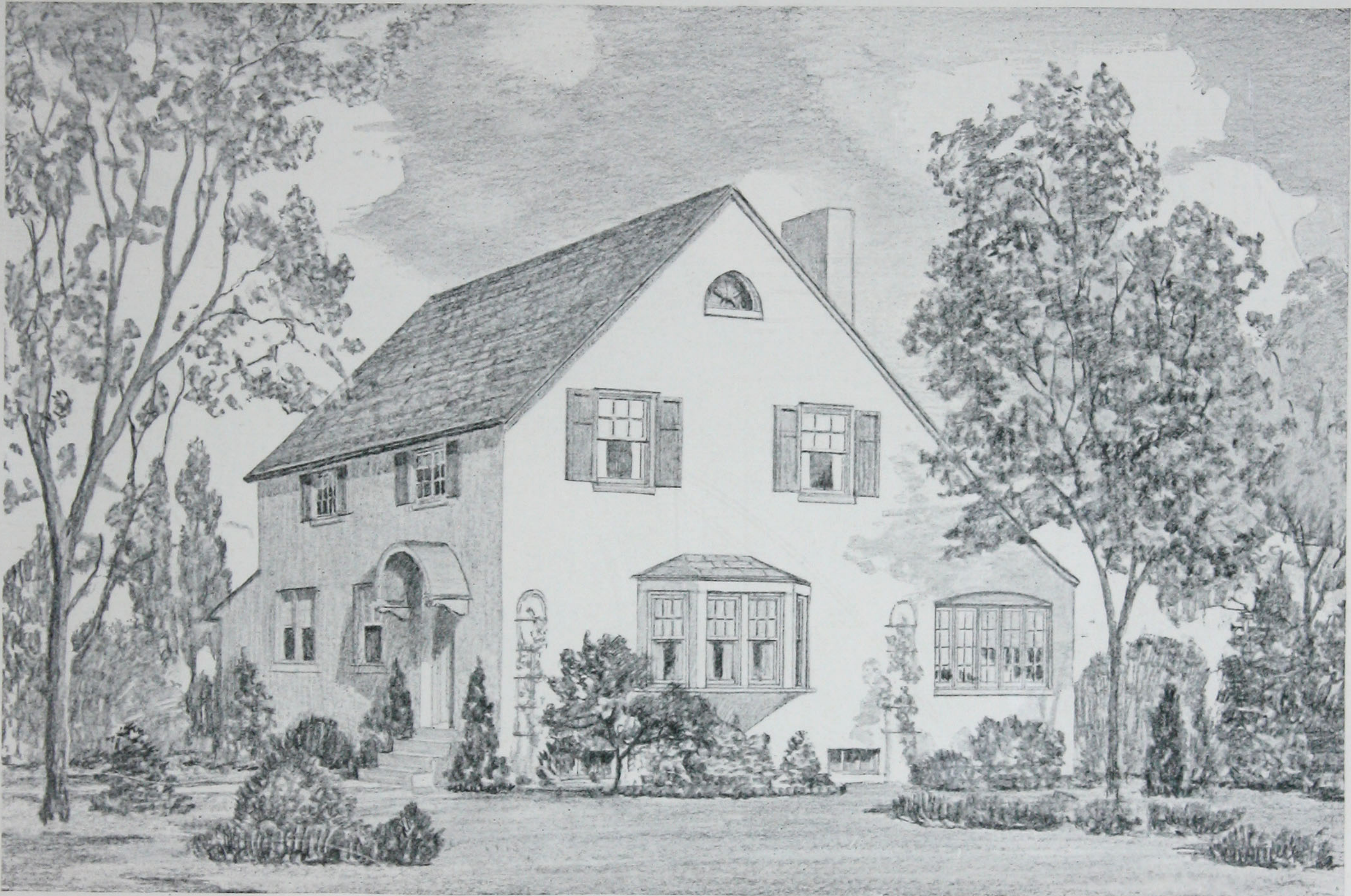
A cellar is planned under one half of the house containing laundry, boiler room, etc., but in warm climates this would hardly be necessary.

The house needs a lot at least 45 feet wide and should face west for preference, but either a northern or southern aspect would be suitable. The use of reversed plans will of course make it possible to take advantage of an east front if that should be found necessary.

Special notice should be taken of the little nook adjoining the kitchen, where a set of breakfast furniture can be installed; indeed all the family meals can be taken here, and very pleasantly, too, since the casement windows open on two sides of the enclosure.



Plans for Concrete Houses

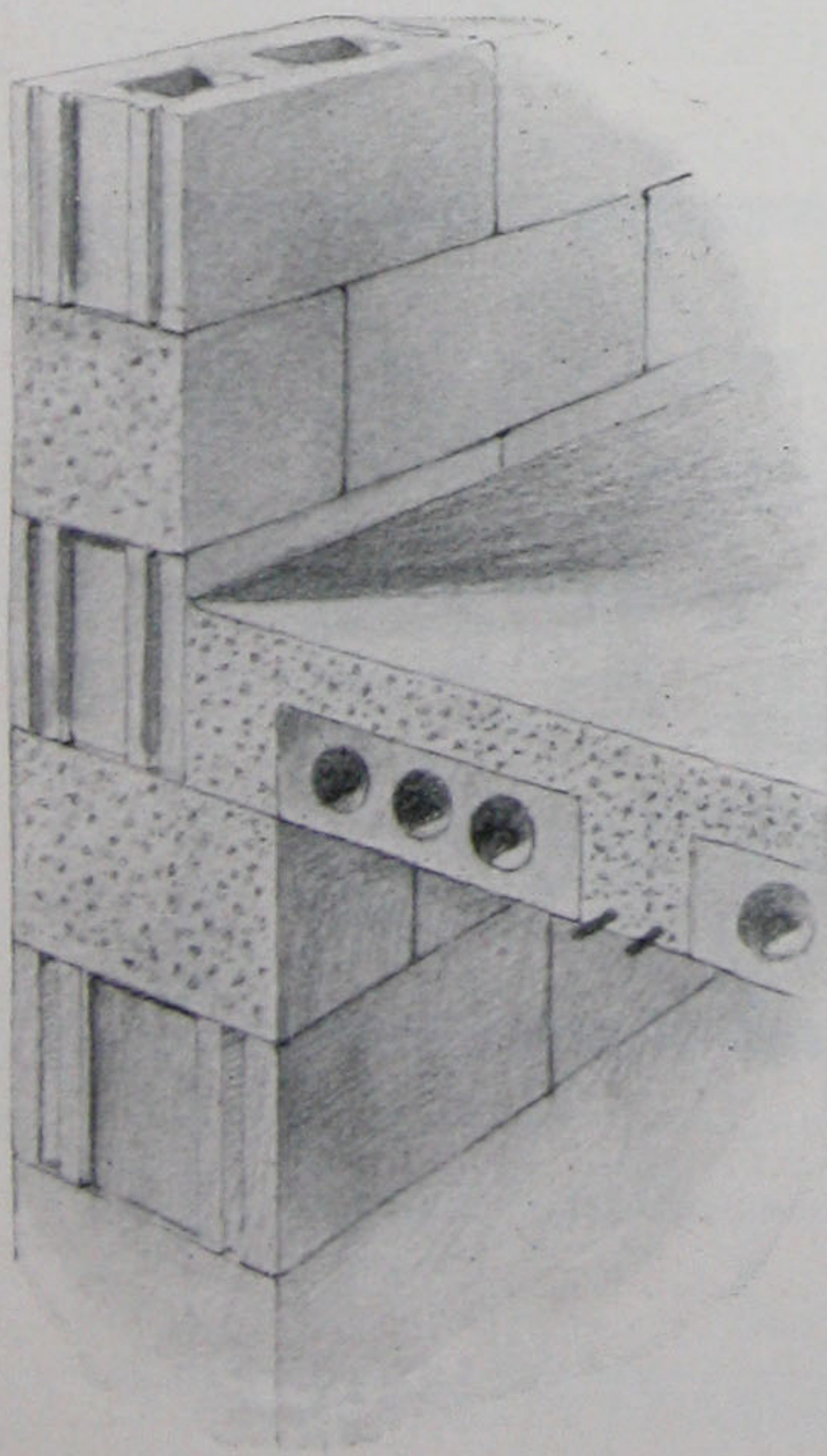


A design combining beauty and economy

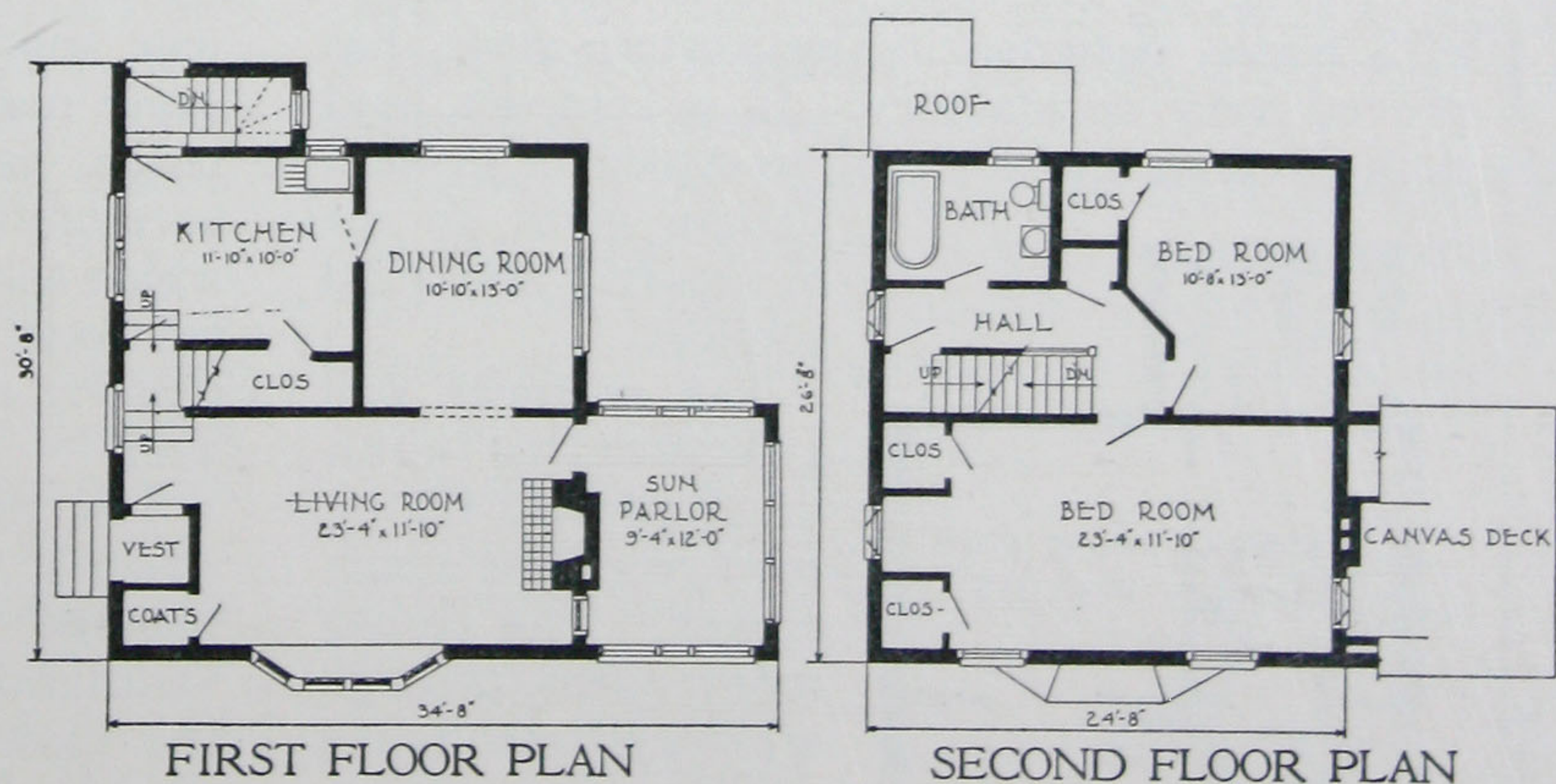
No. 5205—The Ann Arbor

Paul Hueber, Architect, Syracuse, N. Y.

IN addition to having produced a concrete house pleasing in design and proportions and very practical in plan, the architect has developed for this structure a type of fire-proof floor construction of more than ordinary interest.



Gypsum partition tile, spaced to the thickness required for floor beams, are laid upon the floor-forms. Adequate reinforcing is then set in the spaces, and concrete is placed to fill in around the reinforcing rods and cover



the tile to the necessary depth. The full details of this method of building the floors are covered in the plans and specifications which accompany this design.

The inclusion of fireproof floors is a distinct advantage which will be quickly recognized and appreciated by the wise home builder. The use of fireproof floors is in reality only a natural and logical step in the development of a modern, fire-resistive masonry home—a final touch in making it secure.

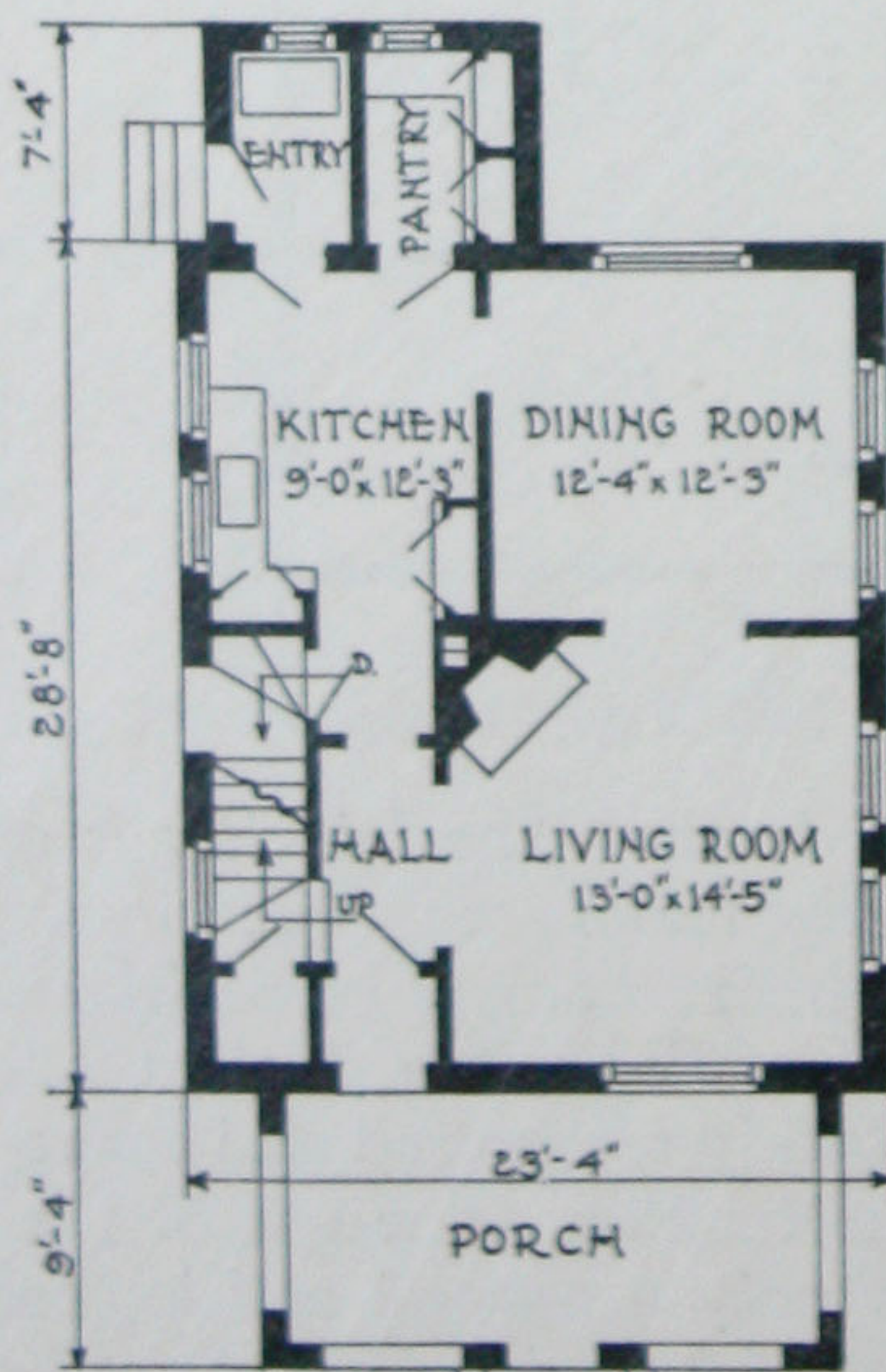


A Western home, simple and substantial

No. 5202—The Morgan Park

Dean and Dean, Architects, Chicago, Ill.

THIS house, designed in the western style, has proved very satisfactory. It is compact, and the broad overhang of the roof, so typical of western design, gives an air of security and solid comfort.



FIRST FLOOR PLAN

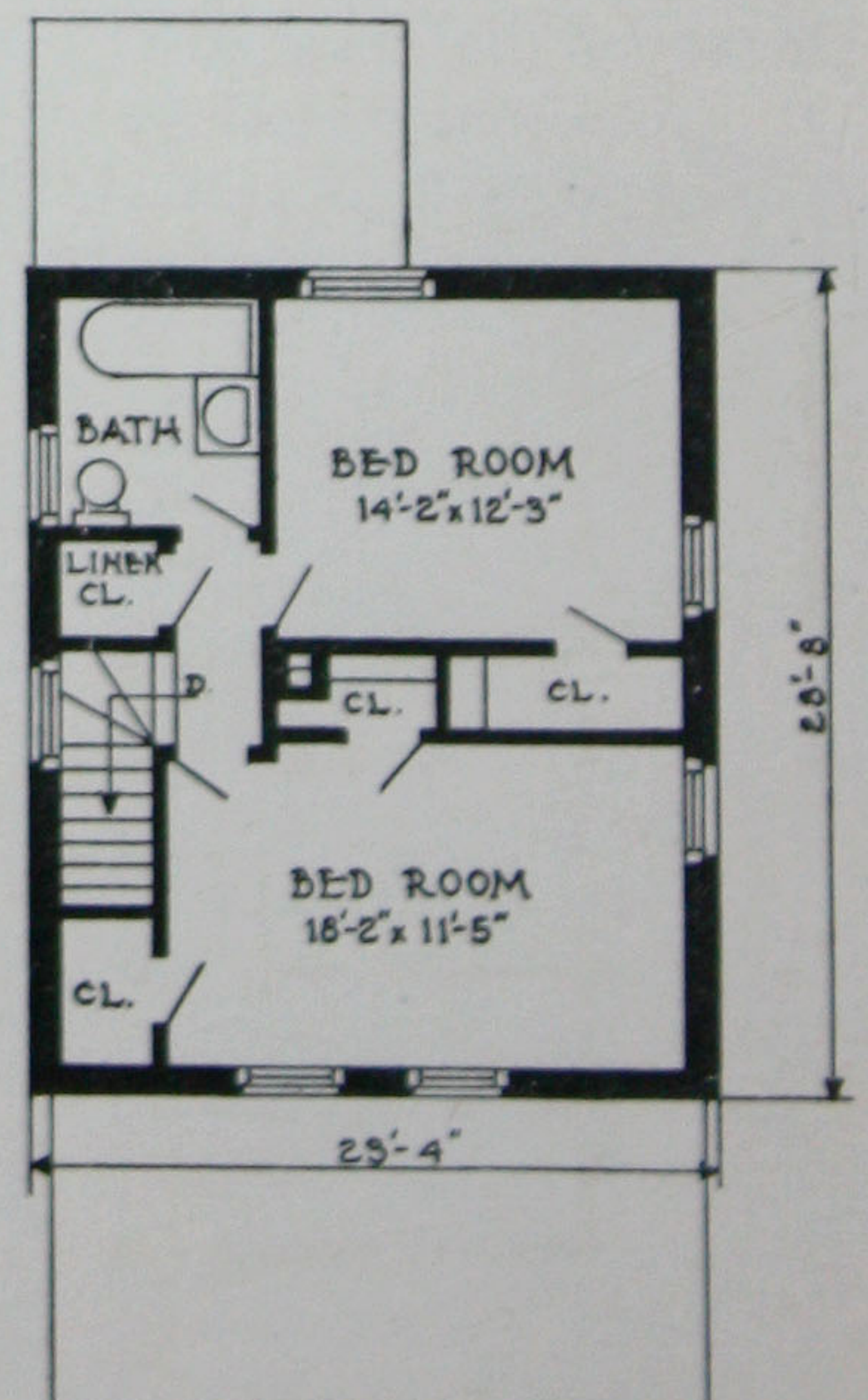
The entrance hall connecting with kitchen and living room, contains a coat closet. The living room opens through archways into dining room and hall. A larger living room can be made by throwing hall and living room into one or by combining living room and dining room.

The kitchen is well supplied with closets and has a pantry and

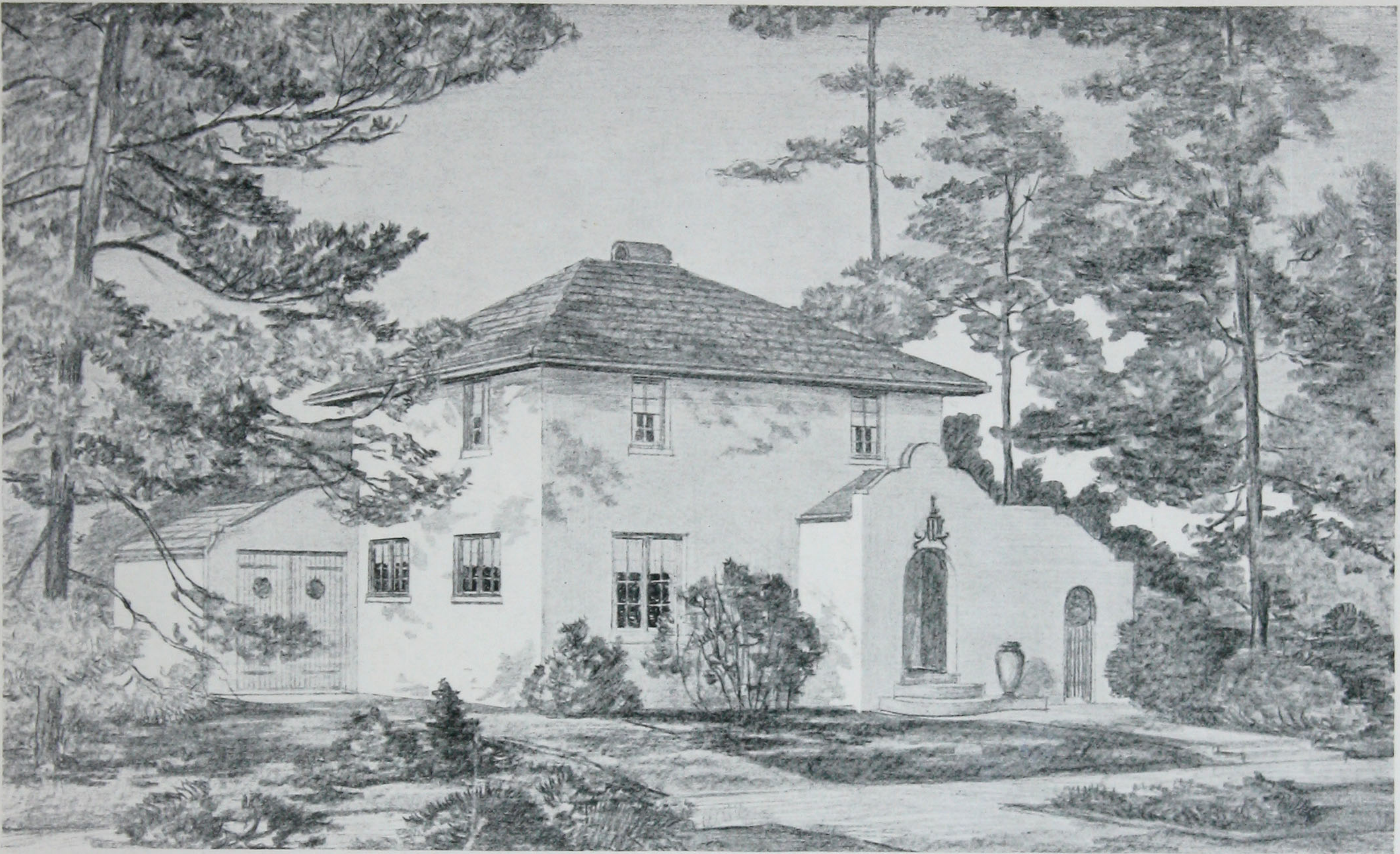
rear entry. Those who do not require a pantry could make this into a screened porch. The front porch can also be screened or glazed which will give an extra room for several months out of each year.

The roomy bedrooms are well planned, with cross ventilation. Placing the closets between the two rooms helps to prevent passage of sound from one to the other.

The house is 24 feet wide and should be built upon a lot not less than 35 feet wide, facing either the south or the west.



SECOND FLOOR PLAN



Charmingly simple, yet simply charming

No. 5206—*The Saratoga*

R. C. Hunter & Bro., Architects, New York, N. Y.

EVEN the most inexperienced layman will immediately appreciate the quality of this little villa done in the Italian style, yet so happily designed to meet the requirements of the small American family. Charm is revealed in every line. The elevations are developed with true artistry; the interior is a model of efficient arrangement.

A vestibuled entrance, with a coat closet, opens directly into the living room. Opposite the entrance is the fireplace, at the sides of which are symmetrical archways, one simply a recess, the other forming the stair opening.

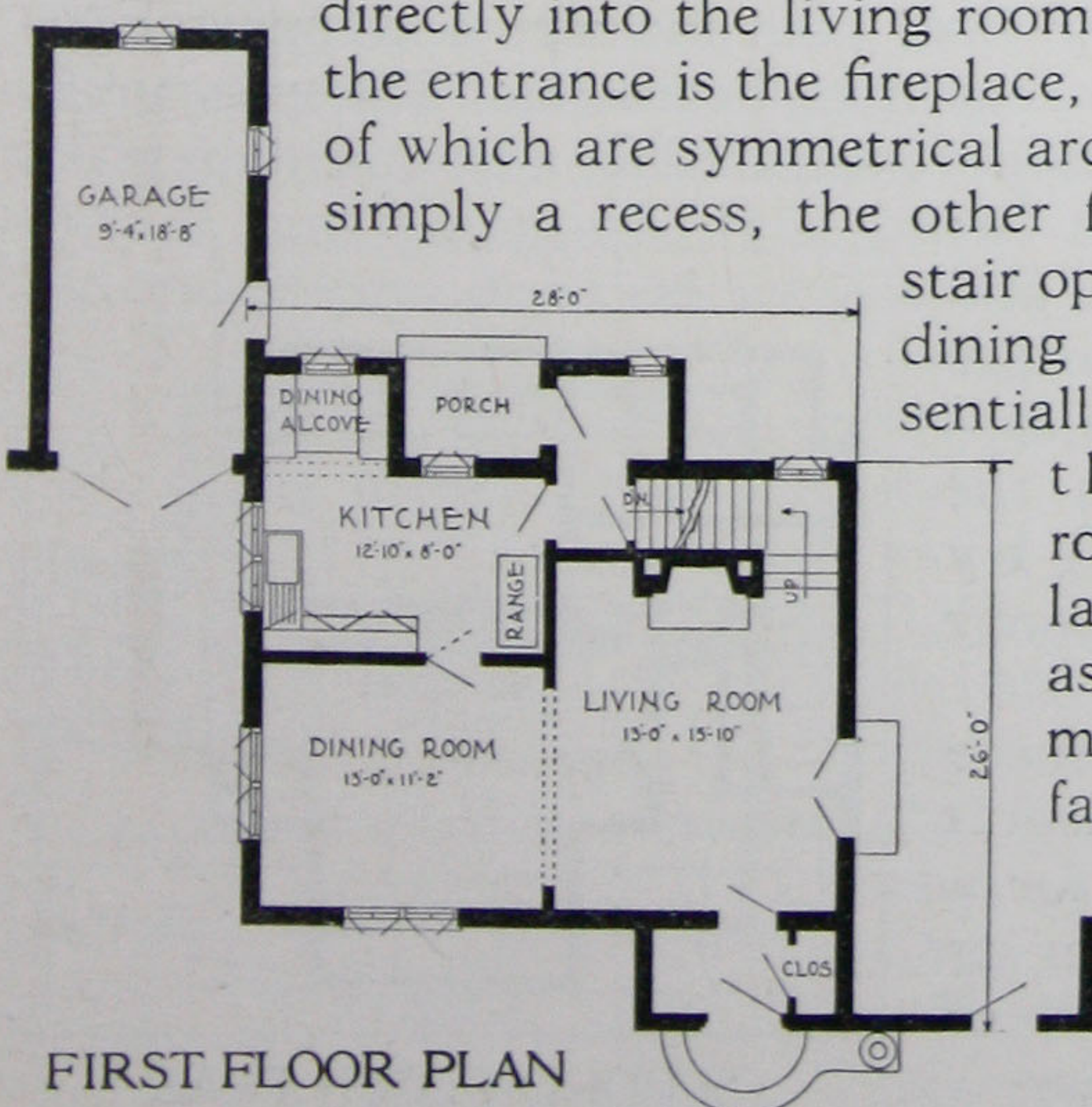
The dining room is essentially a part of the living room, and is largely used as such, since most of the family meals are taken in the dining alcove, just

off the kitchen. Light from several windows reaches every corner of the kitchen. A convenient working porch at the rear connects with an entry in which a refrigerator is placed, and from which lead the stairs to the basement.

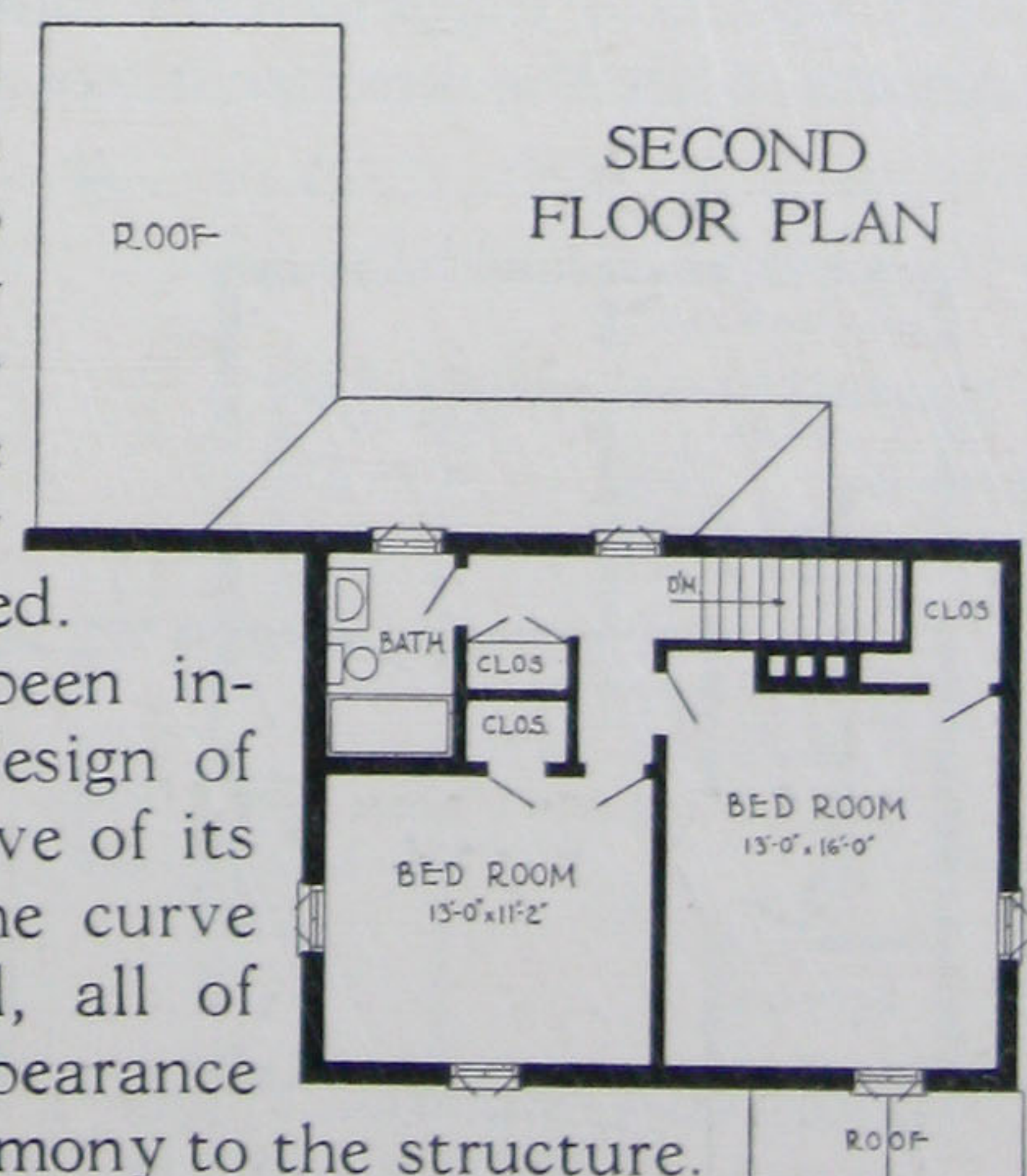
Ascending the main stairs one finds, opening off the very small landing, a fine bathroom and two exceptionally good bedrooms, each with ample closet space. Both bedrooms are cross ventilated.

With the garage at the left rear, and with the extension of the front wall to separate formally the front and rear lawns, the entire width of a fifty foot lot is absorbed.

A garage has been included with the design of the house, the curve of its gable repeating the curve on the front wall, all of which gives an appearance of breadth and harmony to the structure.



FIRST FLOOR PLAN





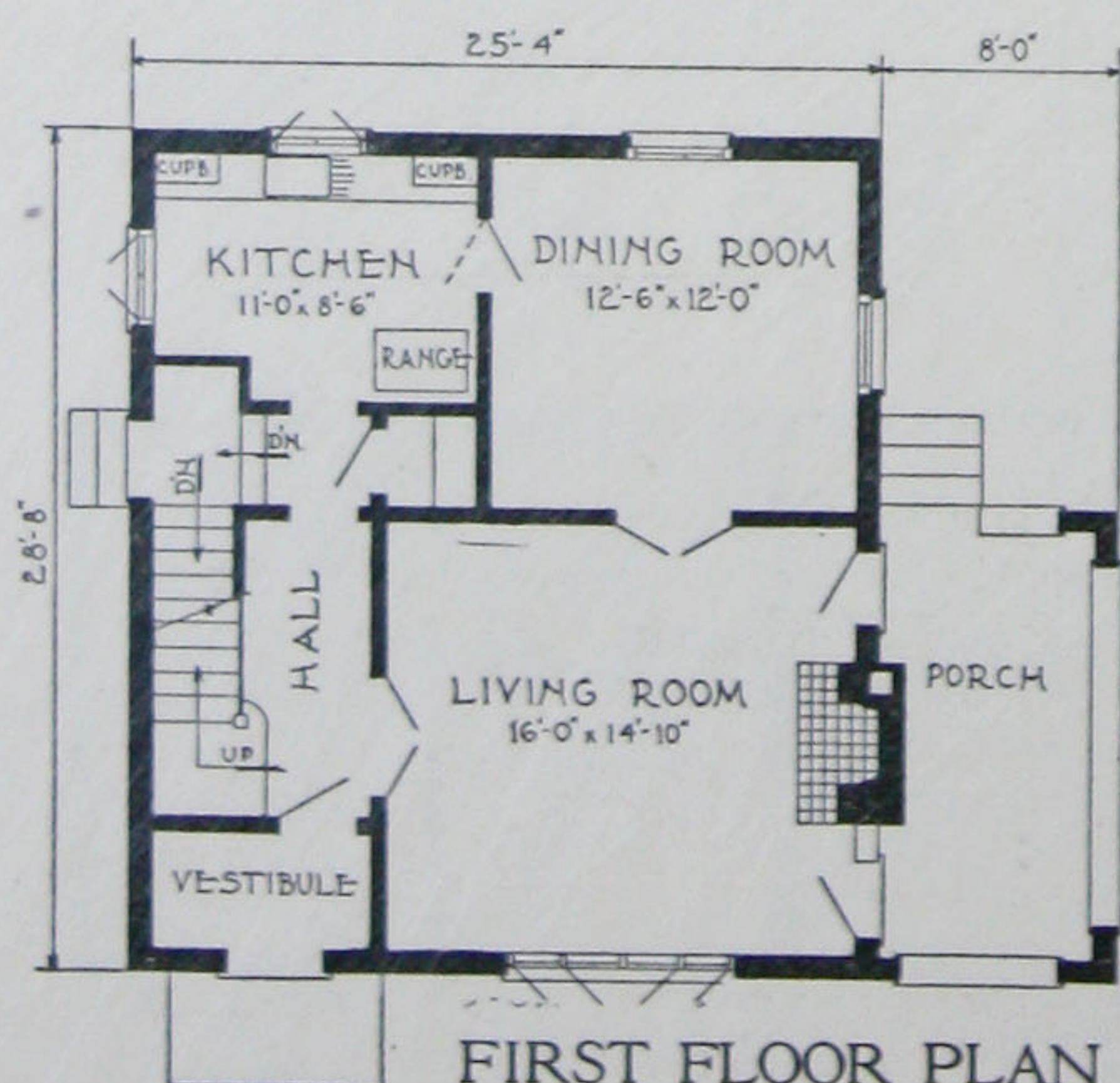
A combination of simplicity, dignity and utility

No. 5207—The Glendale

Mack & Sahn, Architects, Wilkesbarre, Pa.

IN the quiet beauty of its exterior and the convenience of the room arrangement, the Glendale is a design that meets with the immediate approval of the small family living in city, suburbs or country.

Entering through the front door, one finds a roomy vestibule adjoining the main stair hall, which connects with the kitchen through the rear entry.



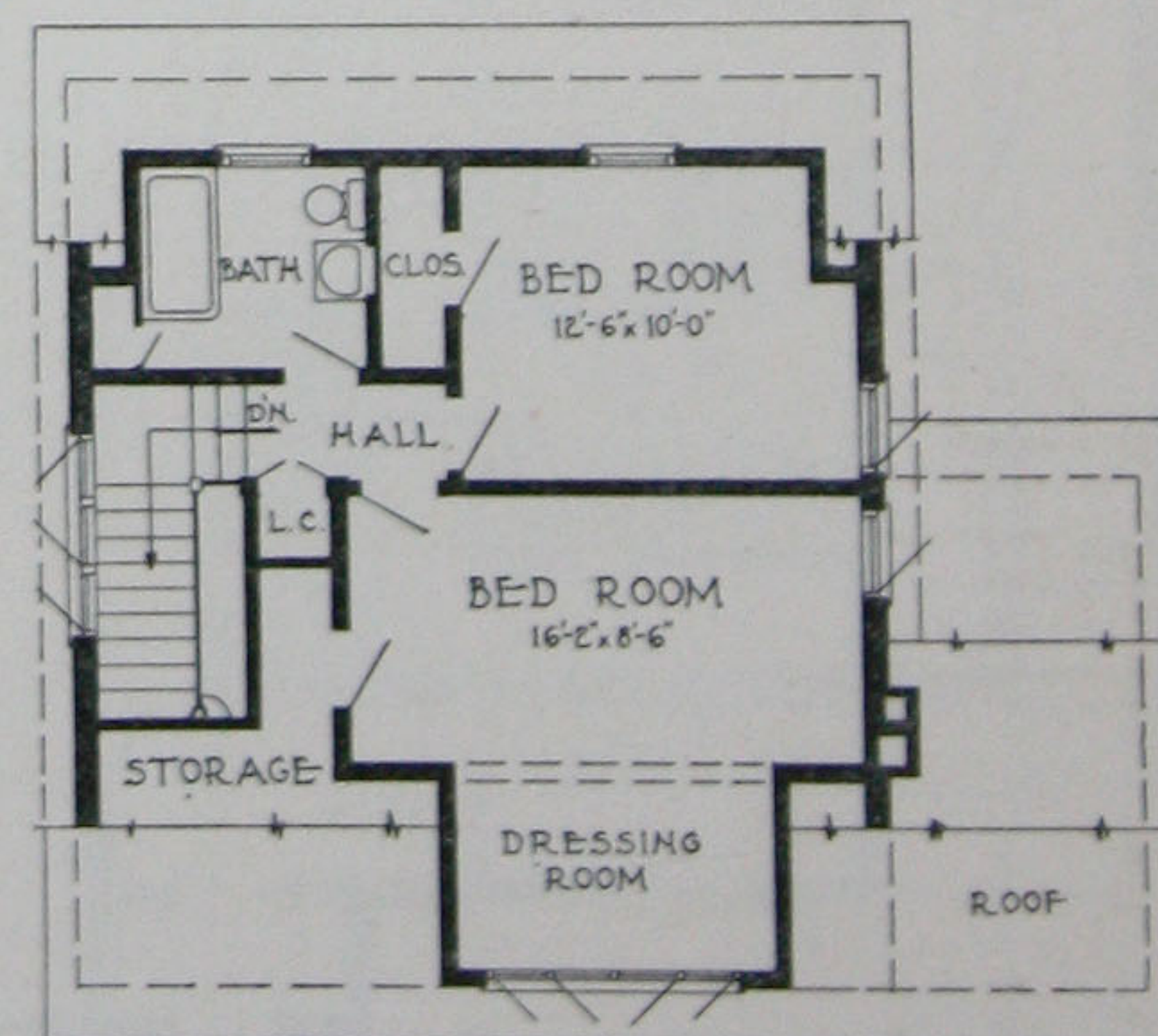
FIRST FLOOR PLAN

The kitchen is just the right size and has shelves, cupboards, sink, range, pantry closet, and refrigerator, all arranged to save time and labor. The living room, which can be entered from front hall and dining room, is

exceptionally well lighted from the grouped windows at the side and the glazed doors opening on either side of the fireplace on to the paved and covered porch.

The second floor plan includes a compact bathroom and two charming bedrooms. The space under the entire house is excavated for a basement, in which the rooms for laundry, fruit and vegetable storage and coal are separated from the main part by concrete masonry partitions.

This extra space in the basement is well suited for a billiard room or any number of similar uses.



SECOND FLOOR PLAN



A mid-western version of colonial architecture

No. 5210—*The La Salle*

Klingensmith, Rice & Wilkins, Architects, St. Louis, Mo.

THIS plan, in proportions and roof lines, is suggestive of French design, perhaps a natural consequence of the French influence of early days in the Mississippi Valley.

A variation in grade line effects an interesting change of appearance in front and rear elevations. One enters the house directly into the stair hall, which connects with living room and rear entry. The kitchen is of good size, well lighted and equipped. The dining alcove is very convenient and practical for a small family. The

living room serves for more formal meals. In the living room, the excellent lighting and the artistic treatment of the wall in which the fireplace is located, are good features.

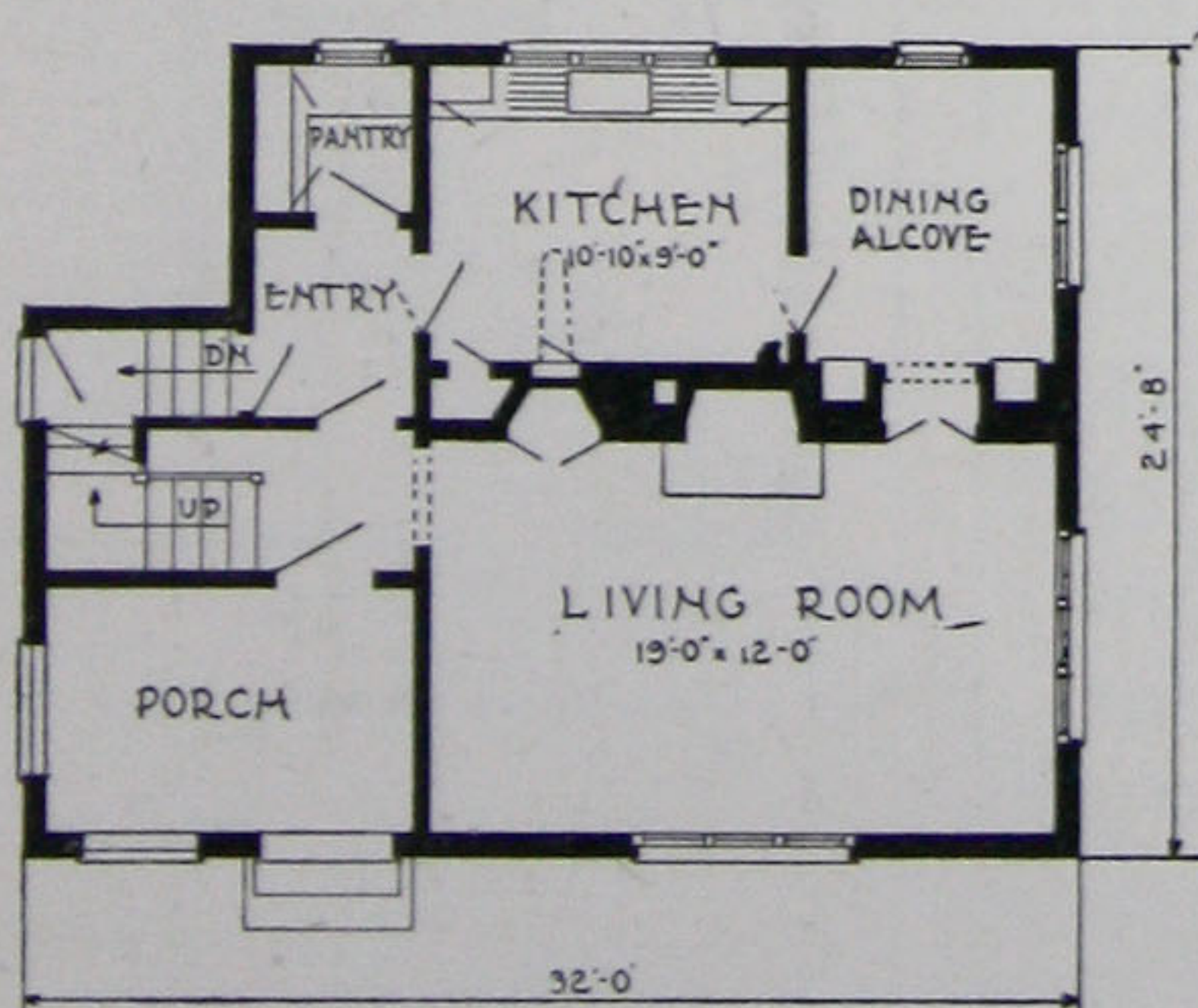
The sleeping quarters consist of two

bedrooms, so shaped as to make furniture placing easy and convenient. Both have good closets.

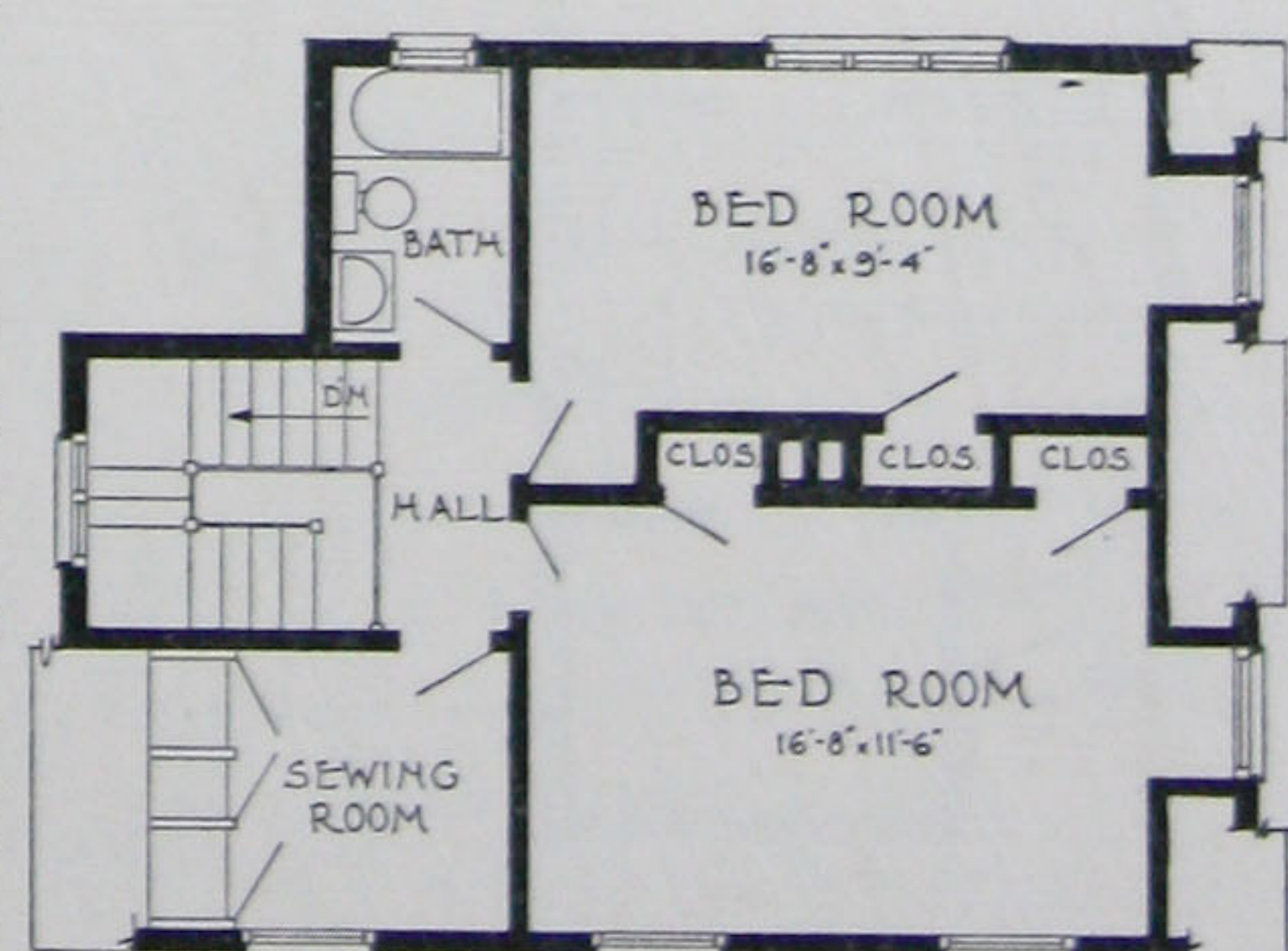
The builder will notice, in the accompanying plans, that there are no cramped, "tucked-up" rooms in this house. All of them are large and spacious, giving the owner a sense of luxury impossible with small, inadequate rooms.

It is a home that will be attractive and in harmony with the surroundings, whether it is on a city lot or on the broader acres of a country estate.

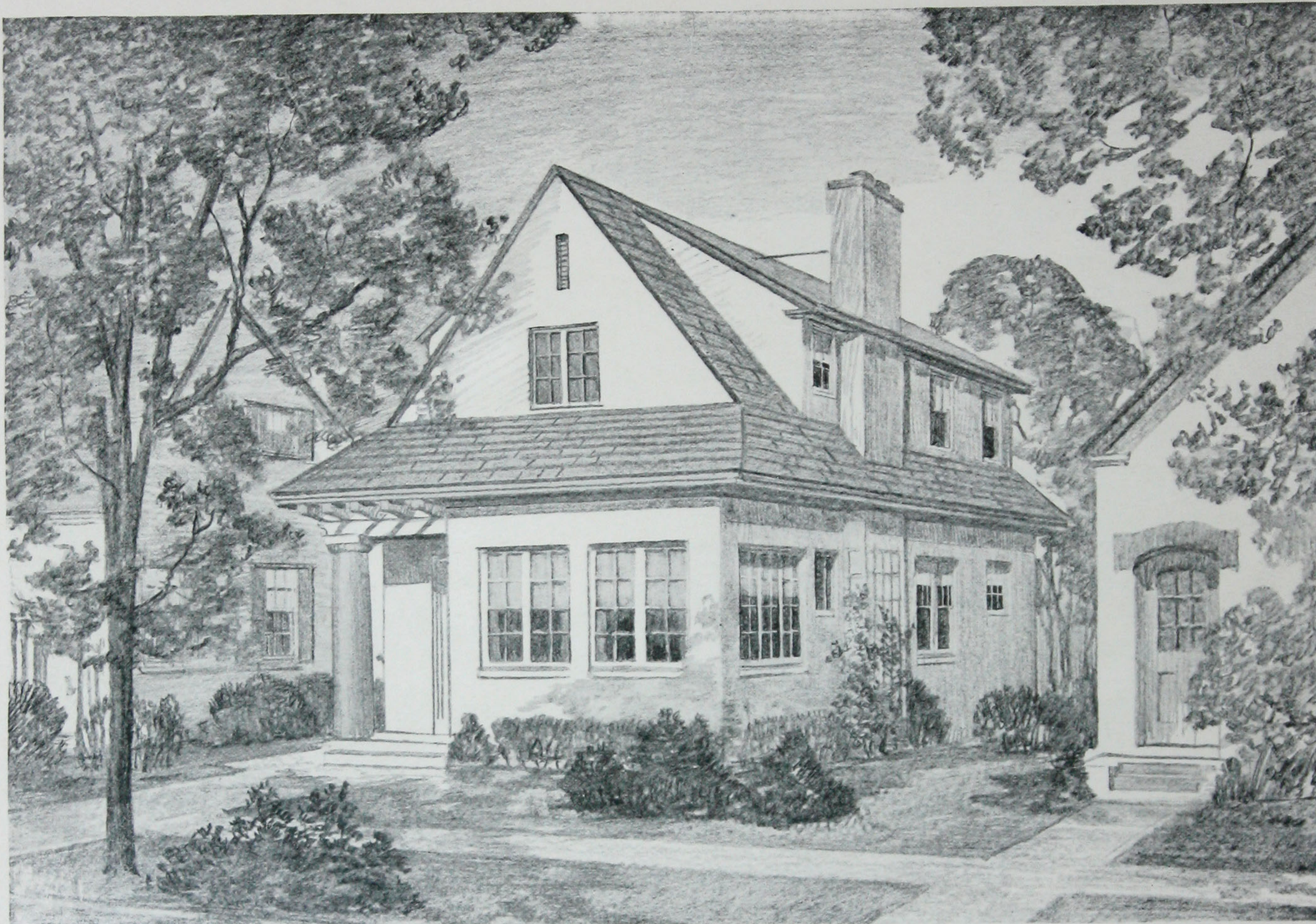
A fifty-foot frontage to the south would best accommodate this house, since it would admit morning sunshine to the dining alcove, but a west frontage will also do very well.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



A neat house for the narrow lot

No. 5204—The Collinwood

J. T. Pomeroy, Architect, Chicago, Ill.

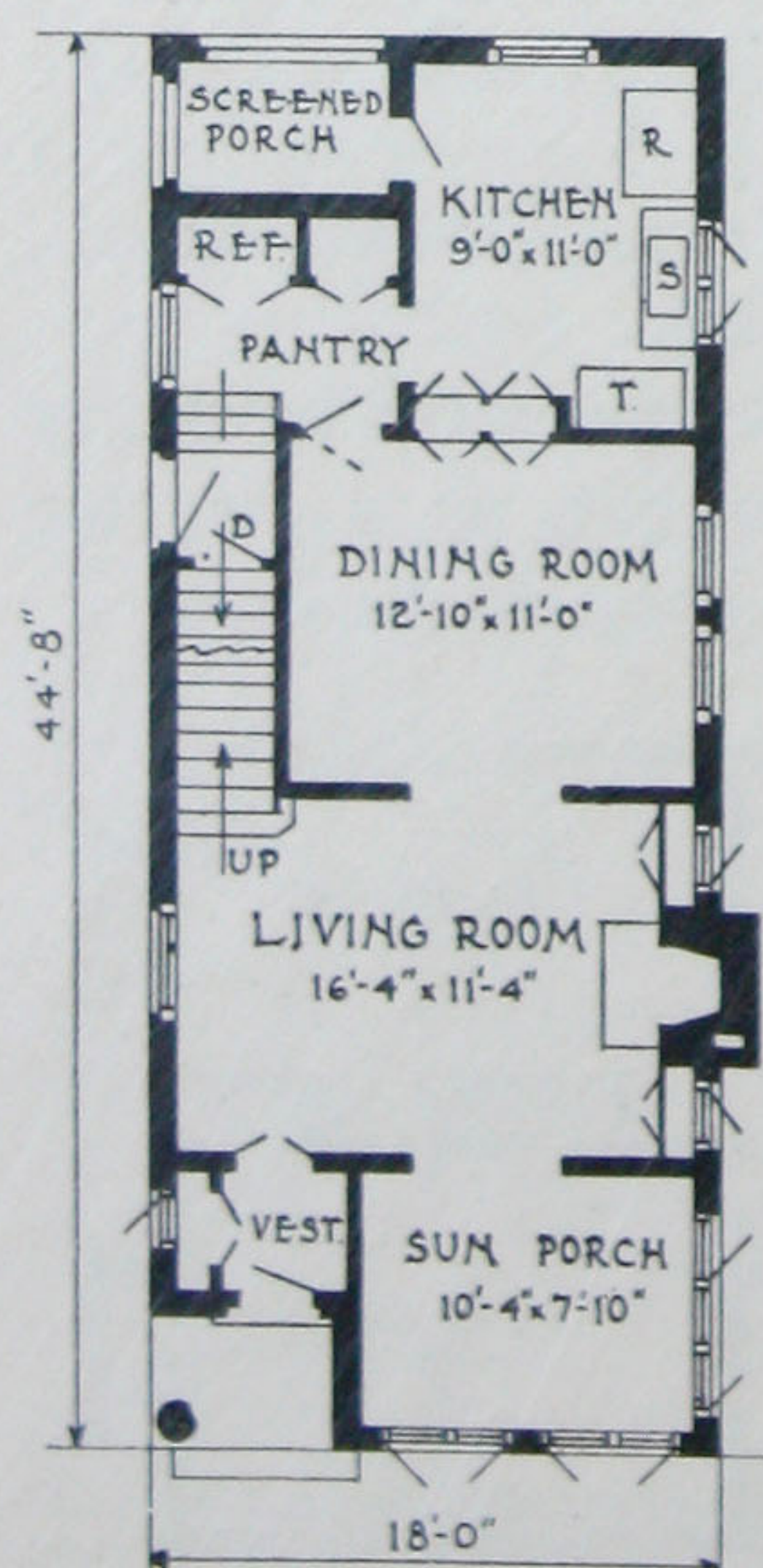
THIS Dutch colonial house can be placed very comfortably on a 30-foot lot and can even be used on a 25-foot lot without crowding. Three features save this house from having a pinched look: it is built close to the ground; it has lawn on both sides; and the roof is skillfully handled, particularly the broad expanse over the front entrance and sun parlor.

Remarkably spacious rooms are a feature of this home. Entering a small vestibule having a large clothes closet, we pass into a living room the full width of the house. A splendid sun porch gives a fine view up and down the street. Through a cased opening we

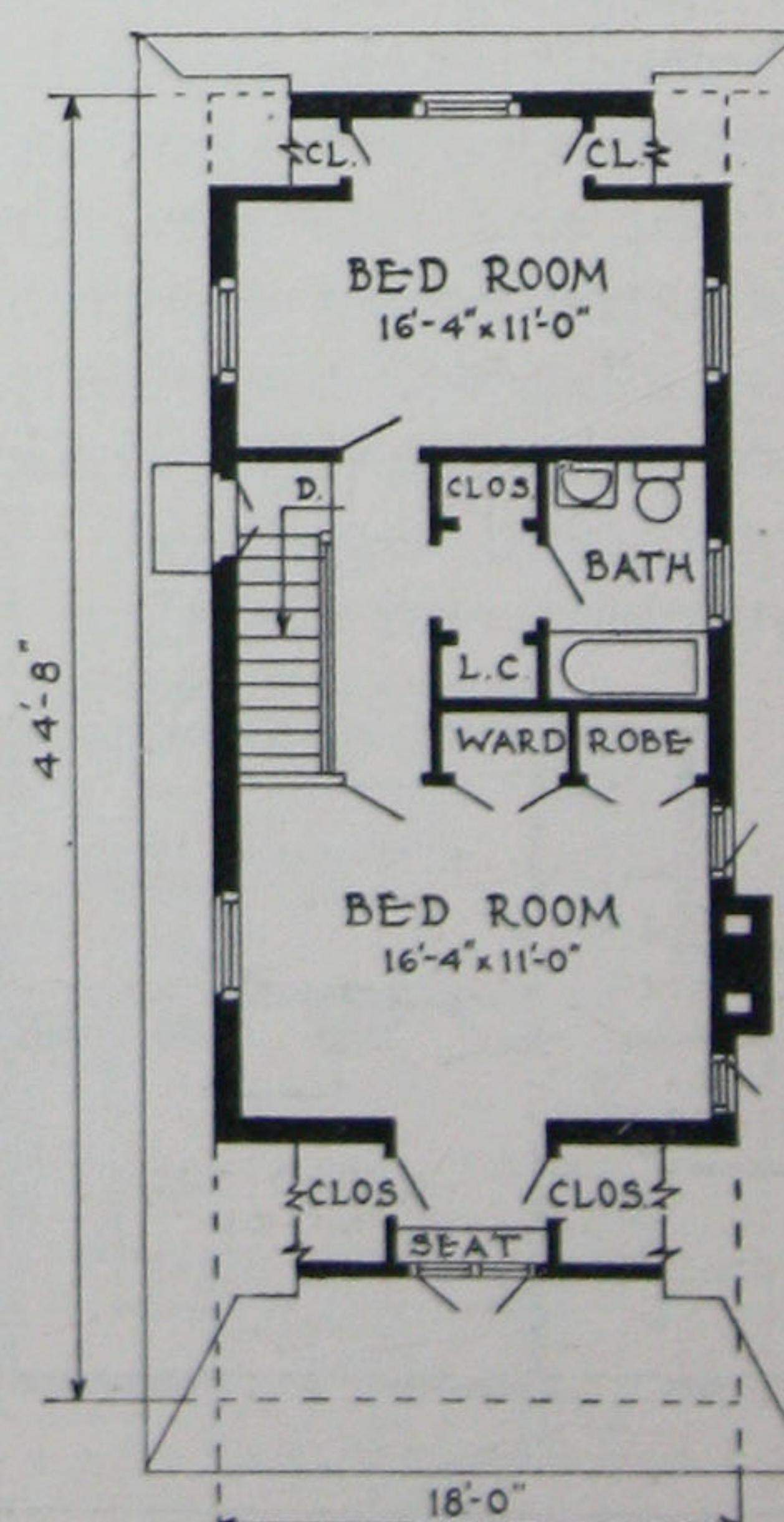
proceed into a comfortable dining room and beyond this is the small kitchen with room for a breakfast table in the far corner, if desired. A screened porch opens from the kitchen at the rear.

The entrance to the stairs is from the living room, and a study of the plan reveals that this detail has been well cared for.

Upstairs two fine bedrooms extend the full width of the house, each with windows on three sides. There is an abundance of closet room for wardrobes and household linens. The alcove in the front bedroom has a built-in window seat.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



A modest five-room house

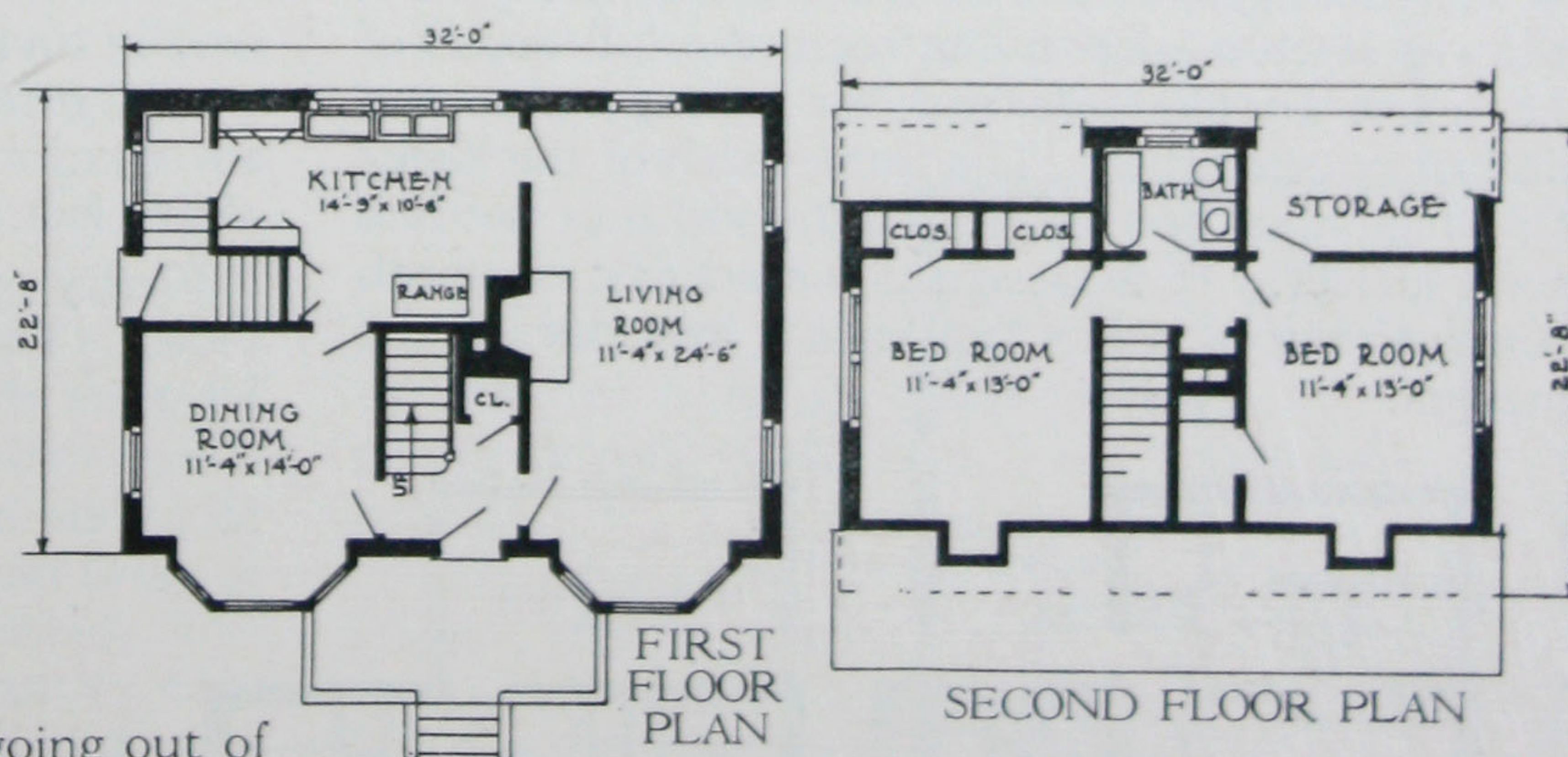
No. 5201—The Holmwood

Designed by The Housing Company, Boston, Mass.

THIS simple little five-room house, of English type, represents a maximum in comfort, space and beauty for a minimum cost.

It is of a design that will especially appeal to the home builder who is looking for something that is unobtrusive in appearance, yet gives an impression of real value and solidity. There is nothing extreme or peculiar about it, consequently, the house will never lose value by going out of style.

All the rooms are remarkably commodious for a house of this size; this indicates efficiency in arrangement, with no waste of space. The living room, at the immediate right of the entrance hall, is a long, well-pro-



portioned room, with an interior fireplace of pleasing design, and with an abundance of light from windows on three sides. The dining room across the hall is equally attractive and bright. It connects directly with a kitchen of somewhat unusual shape.

The cellar steps with a grade entrance landing lead down from the kitchen. Upstairs are two good bedrooms both with extra fine closet space.

This house will look well when built either on a city lot or in the country; its lines will harmonize with any environment. It will need a 40-foot lot.



A commodious colonial home

No. 5203—The Fairfax

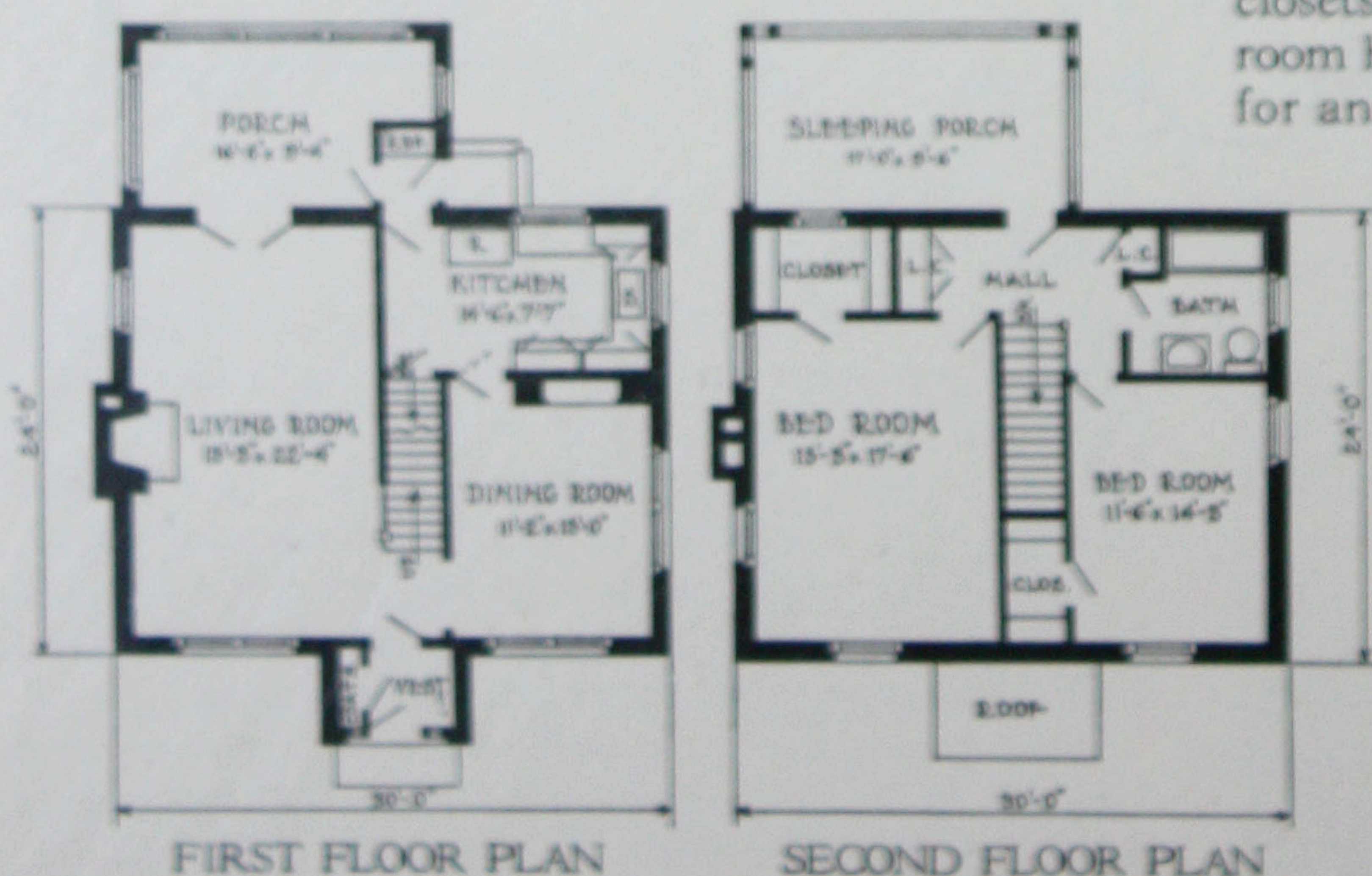
Don A. McLaren, Architect, Minneapolis, Minn.

THIS neat rectangular house is of the popular colonial type, with a central front entrance, and stairway with a large living room the full depth of the house on one side and the dining room and kitchen on the other. The total width of the house is 31 feet, thus necessitating a lot width of not less than 40 feet. It is designed for an east or south frontage, but a north frontage is not out of the question.

The sleeping quarters, upstairs, consist of two exceptionally fine bedrooms, one of which can be readily divided, if desired. In the rear of the house is a large screened porch which can be turned into a sunparlor if glazed sash be substituted for screens; above is a sleeping porch, also screened.

Plenty of storage and closet space has been provided. There is a closet for coats in the vestibule. Upstairs there are two linen closets in the hall. Each bedroom has been well provided for and particular attention is directed to the extra large closet in the main bedroom.

The skillful handling of the details of design calls for special comment. The front entrance in particular with the curved hood and trellis, gives a striking and individual appearance that cannot fail to please.



Plans for Concrete Houses



A well planned duplex house

No. 5209—The Winthrop

Gordon Robb, Architect, Boston, Mass.

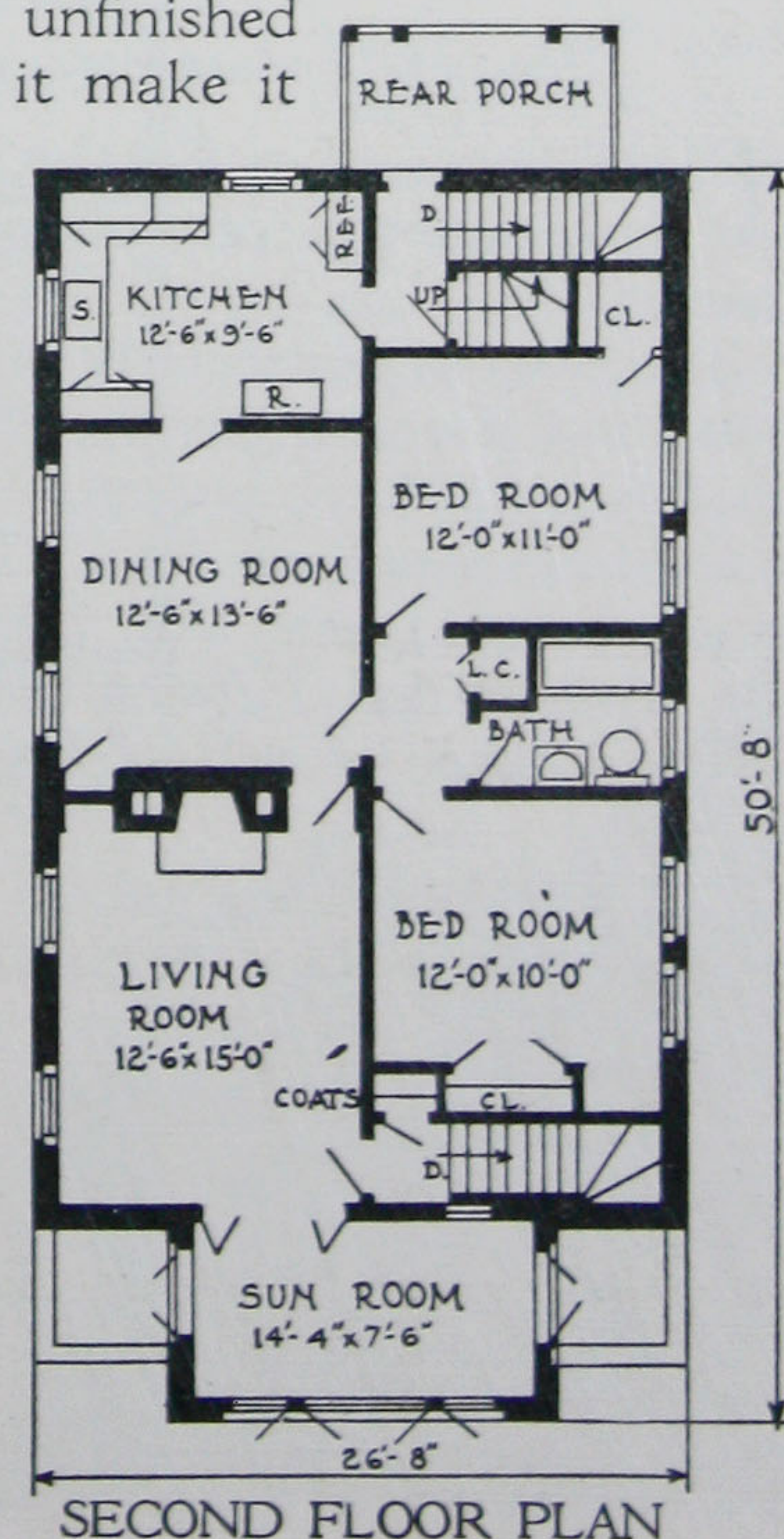
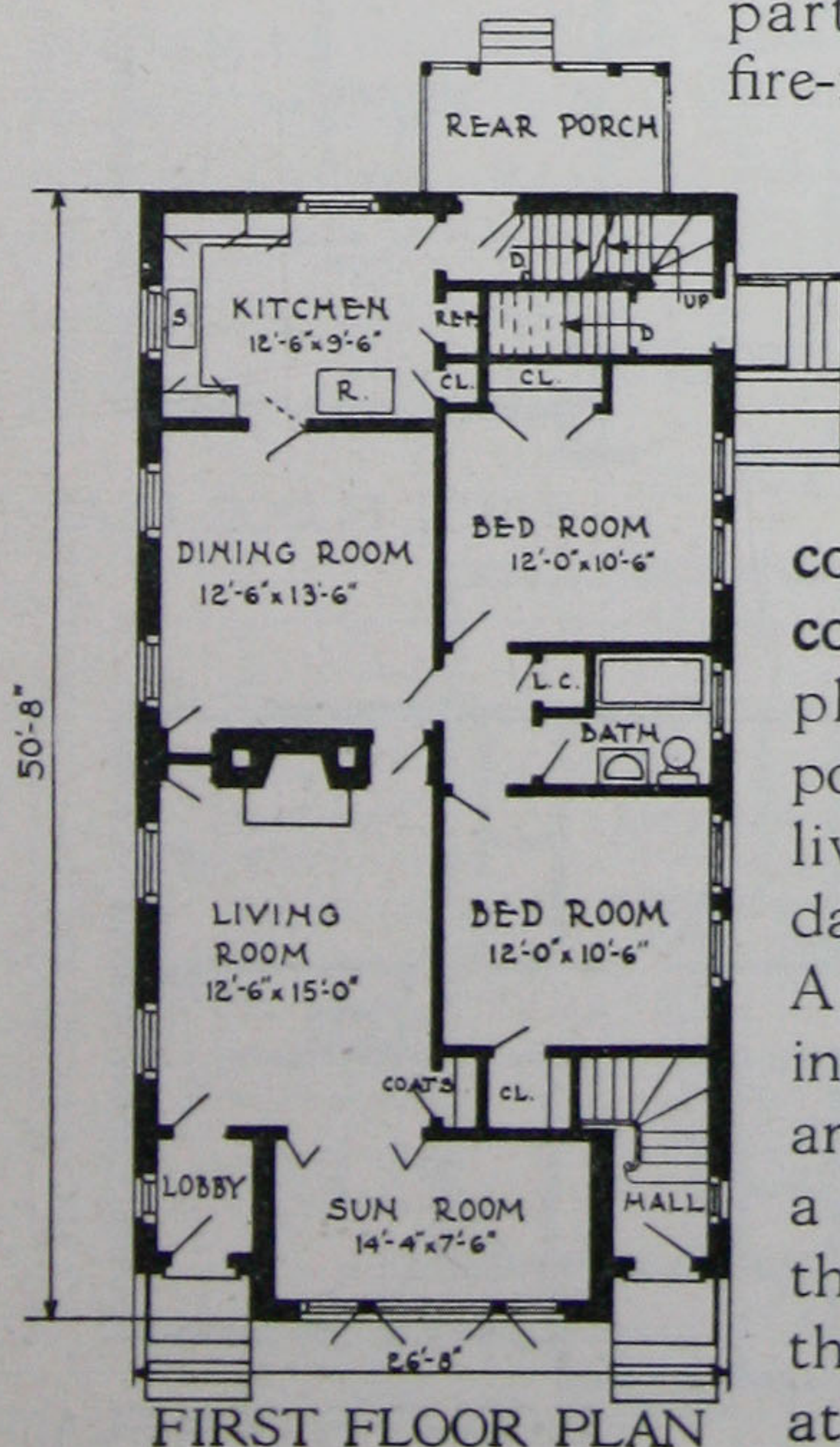
BUILDERS who use attractive designs like the Winthrop find that the value of the finished property is much more than the slight extra cost, particularly if built of fire-resistive construction.

In this fine two-family house each apartment has its own entrance. The living room is reached through a convenient lobby and contains a fine fireplace. A large sun porch in front of the living room gives abundance of light and air. A deep archway opens into a dining room of ample size. From this a small lobby leads to the two bedrooms and the bath. The kitchen at the rear is fitted up

with convenient cupboards and counters.

The attic space is unfinished but stairs leading to it make it available for use if dormers are cut in the roof. The cellar is divided and has individual heating plants for each of the tenants.

The two-family house has a particular attraction for builders, for it permits them to have an apartment from which they may derive a steady revenue which will help to pay the cost of construction on their home. This plan enables them to build a more valuable house.





Distinctive in both appearance and plan

No. 6212—The Irvington

Peacock & Frank, Architects, Milwaukee, Wis.

THIS house is of English type. The built-in garage is very unobtrusively placed and can be heated from the house.

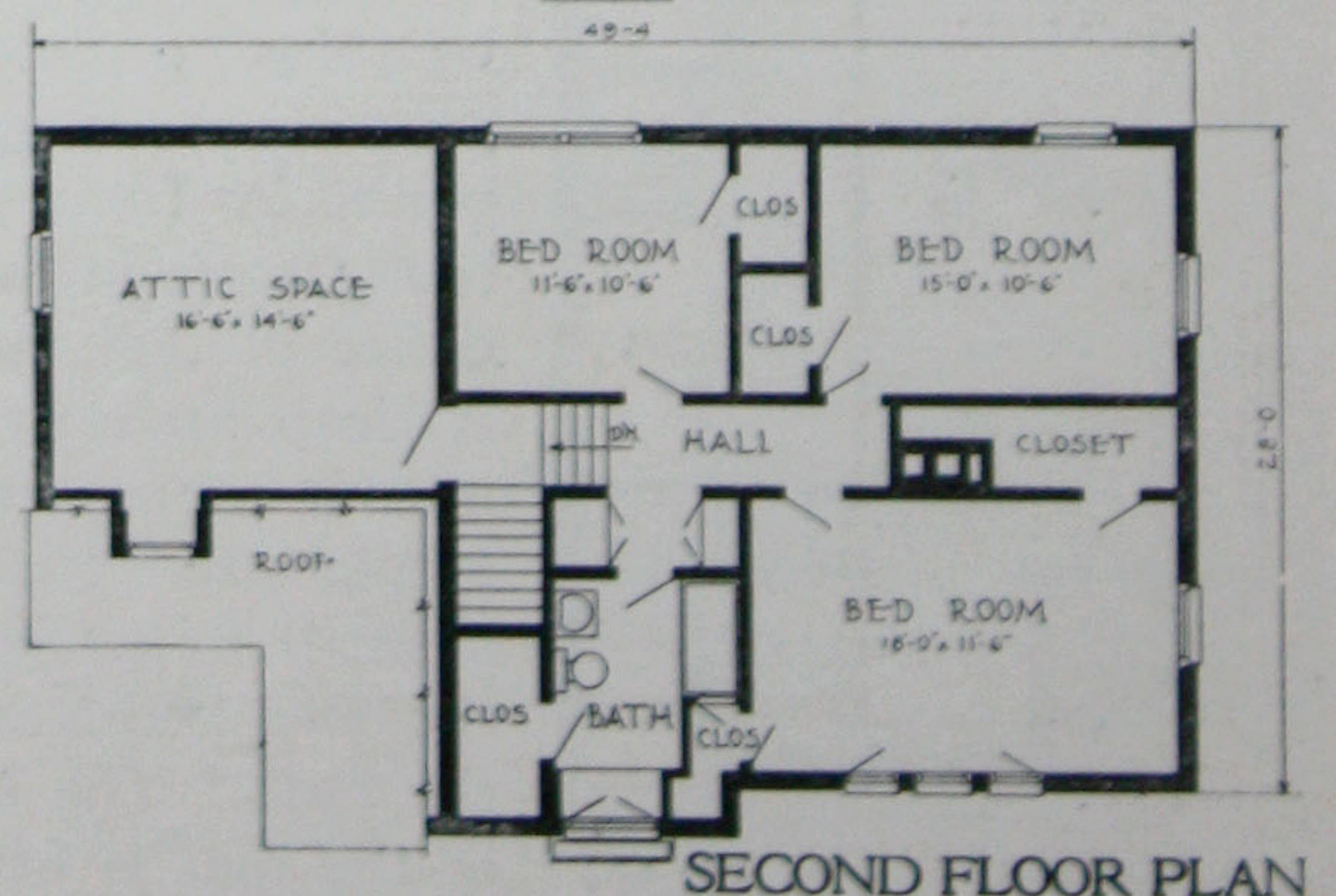
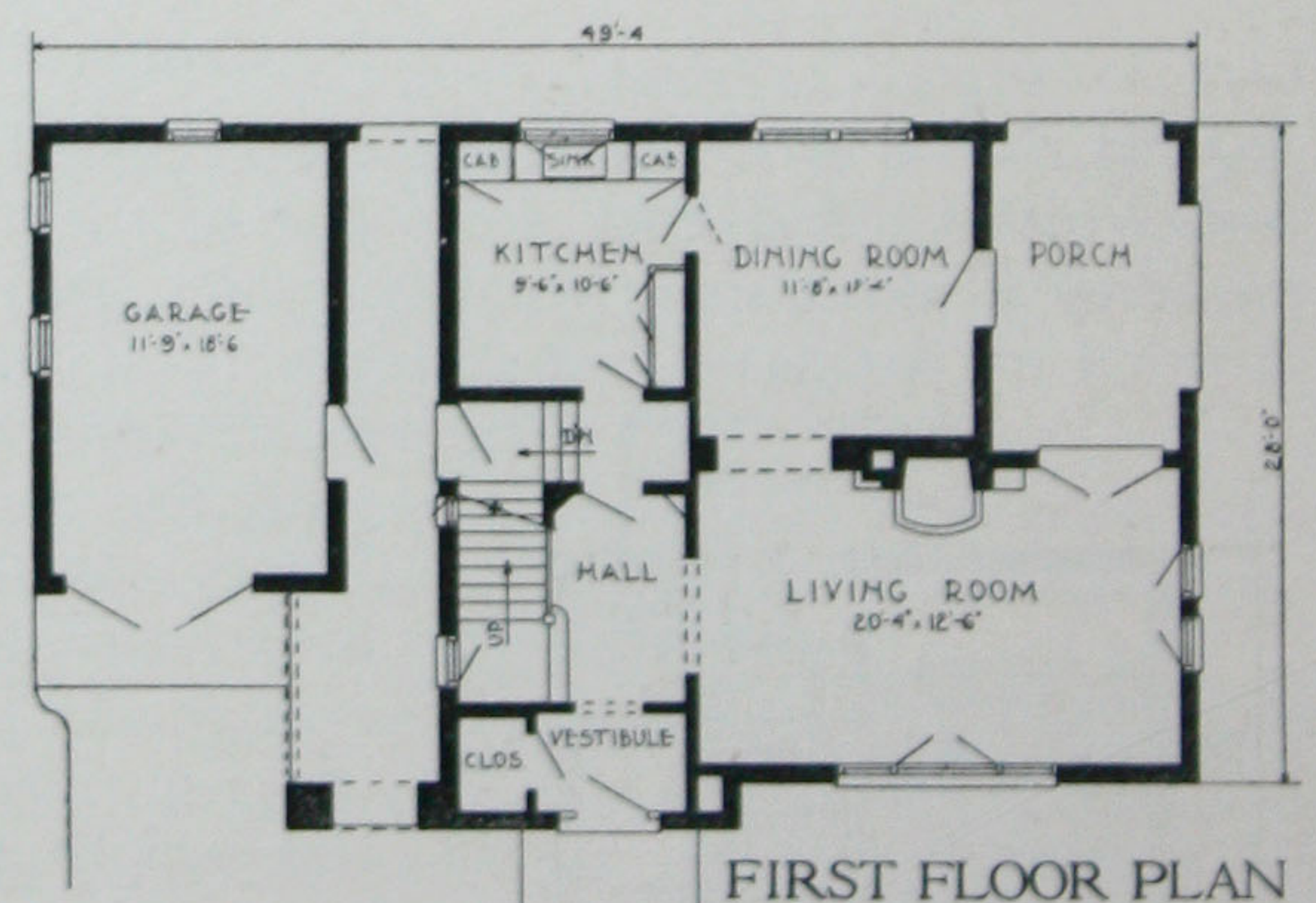
The front is particularly attractive, with its grouped windows and interesting entrance framed in smooth finish portland cement stucco quoins. The living room is lighted with several casement windows. Flanking the fine fireplace are large openings, one with double doors leading to a porch, the other arched, forming the entrance to the dining room.

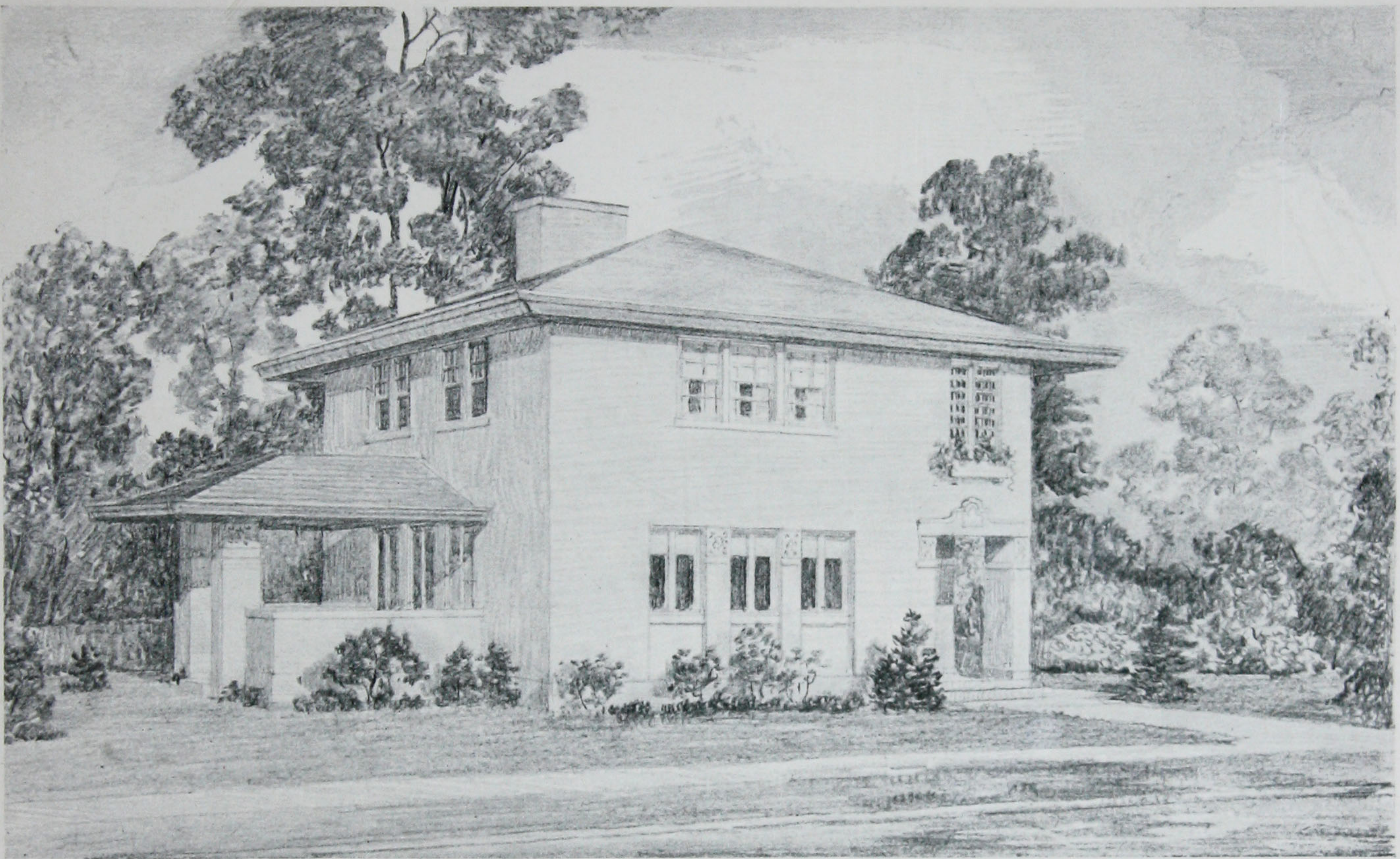
The kitchen is well arranged. The busy housewife will appreciate the convenient features afforded by the easy access to the kitchen. Its location enables her to have a clear view through to the front door while she is doing her work.

The three bedrooms on the second floor and the bathroom, all with ample closet, are well arranged.



Page Thirty-two



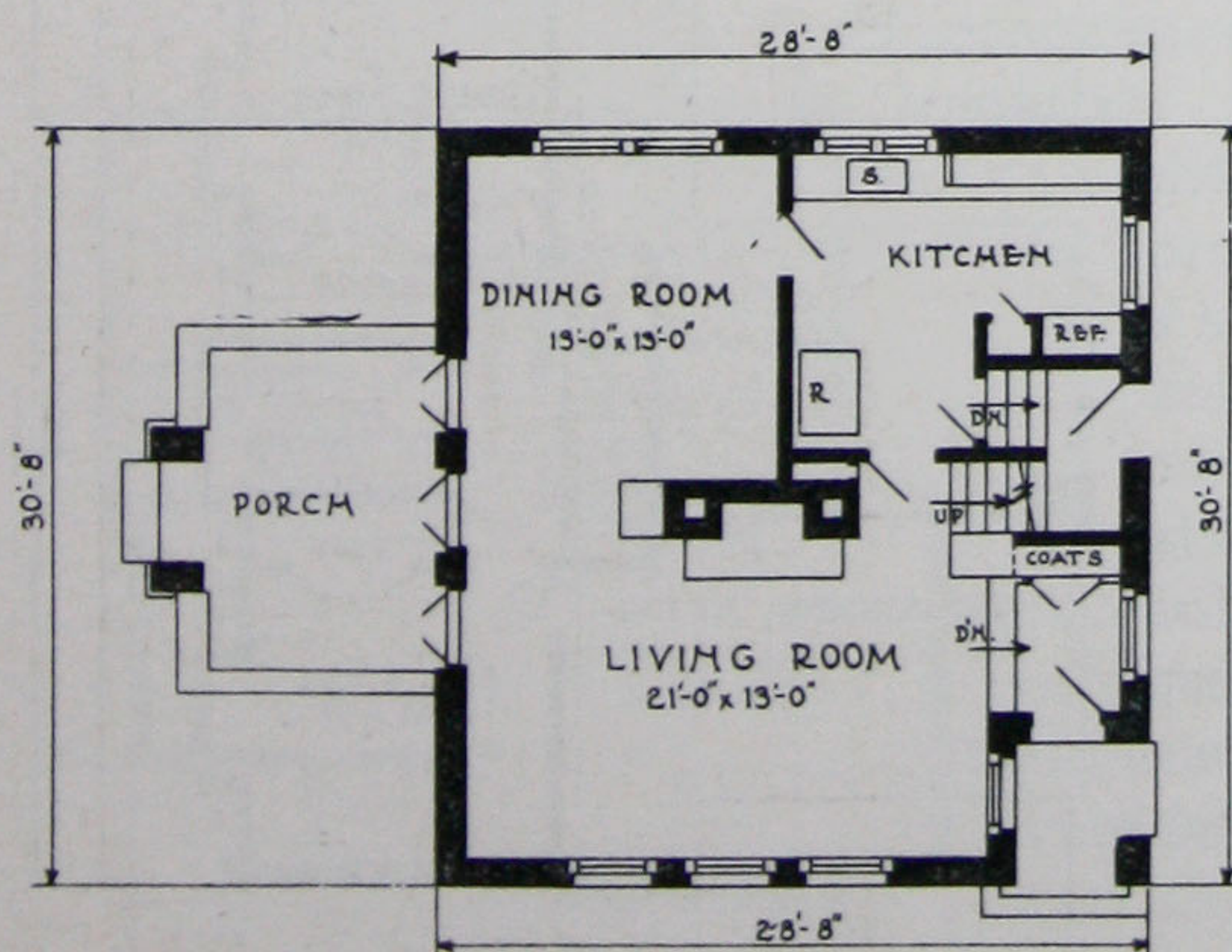


An economical house for the man of moderate means

No. 6201—The Appleton

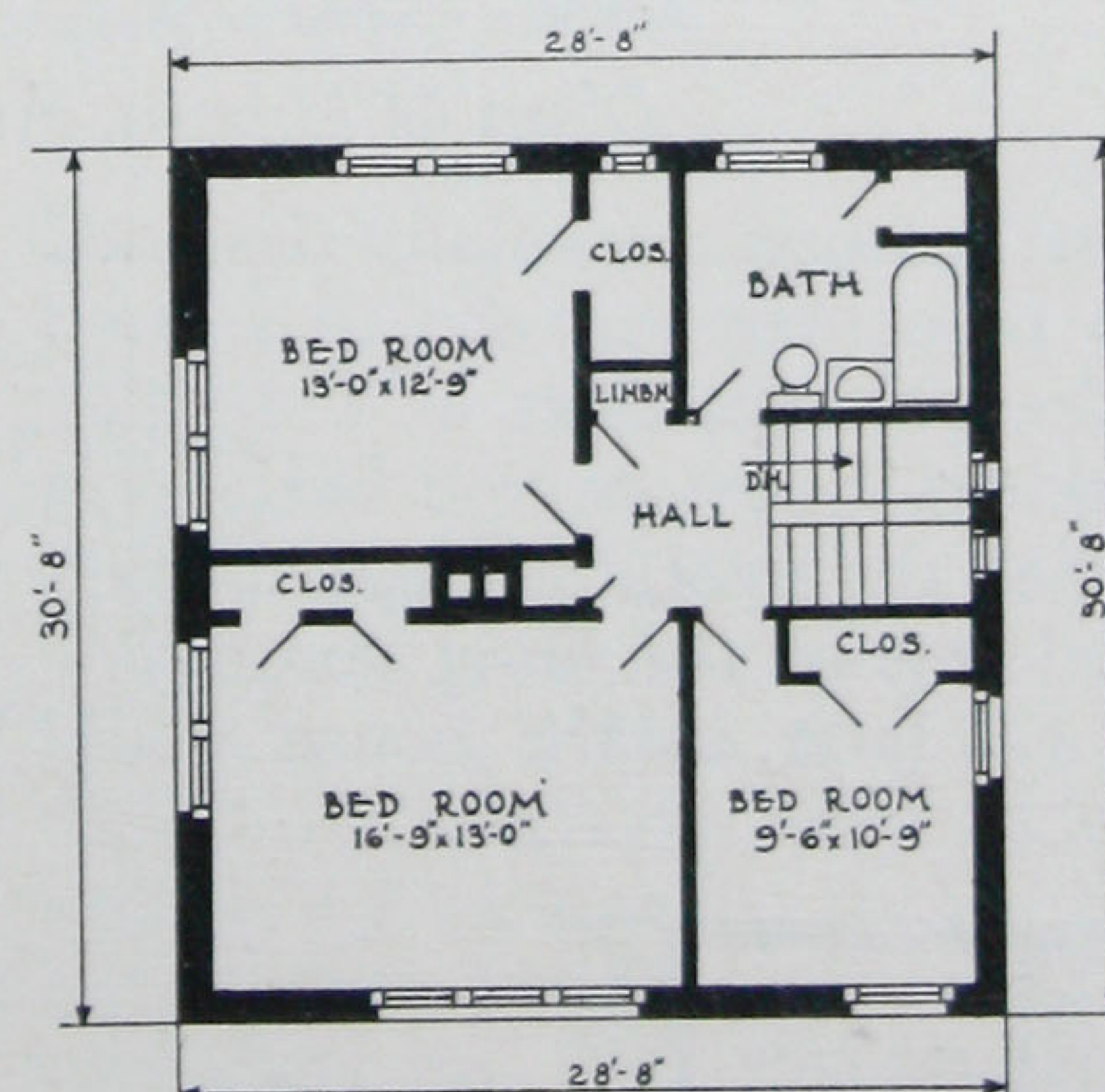
Russell Barr Williamson, Architect, Milwaukee, Wis.

THIS simple substantial design makes an attractive practical home. From the small entrance hall, one enters a spacious living room which connects with a comfortable dining room through an opening so broad that the two rooms appear almost as one. This effect is strengthened by the three sets of French doors to the porch in the side wall of the dining room and living room, although the rooms are actually separated by the projecting fireplace. The porch is very unusual with the supporting pillars placed quite close together at one side.



FIRST FLOOR PLAN

The second floor has two large bedrooms



SECOND FLOOR PLAN

and one of a smaller size, all provided with good closets. Two extra linen closets open off the upper hall, and the large bathroom is furnished with still another.

The total width is just under 40 feet and requires a lot 50 feet wide.

The house might be readily used on a narrower lot, if the porch were placed at the front or rear.

In fact, such a plan is often followed now, and some persons seem to prefer the porch in the rear to having it on the side or the front, as generally built.

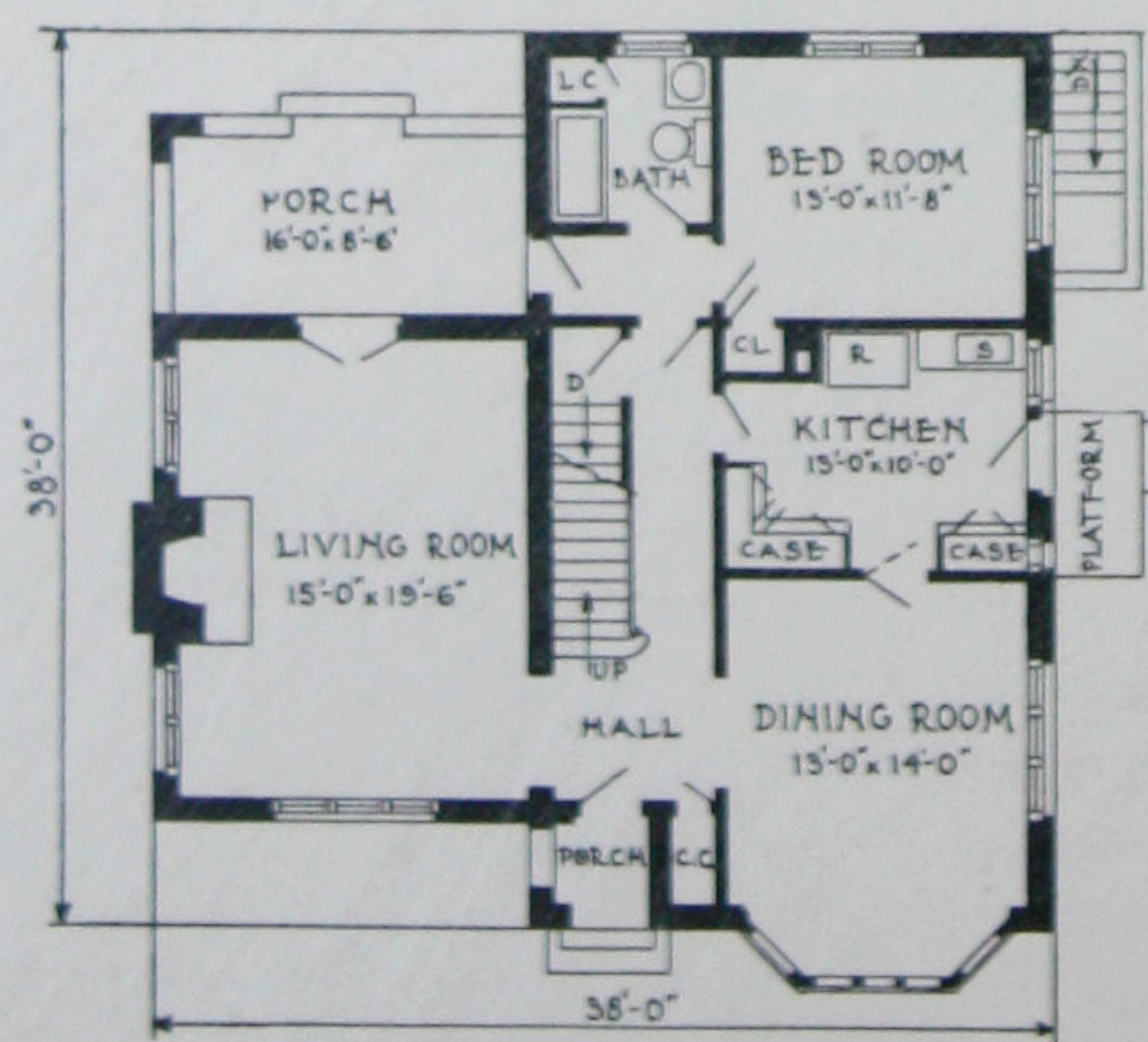


A house which may be built in units

No. 6204—The Pelham

Olsen & Urbain, Architects, Chicago, Ill.

THIS original house has been especially designed for the man who is looking forward to a good home but lacks funds to complete it at the start. The dining room, kitchen, bedroom and bath form a complete unit so that the upstairs might be left unfinished or the building of the wing containing the living room left till later, as the house would look well without it.

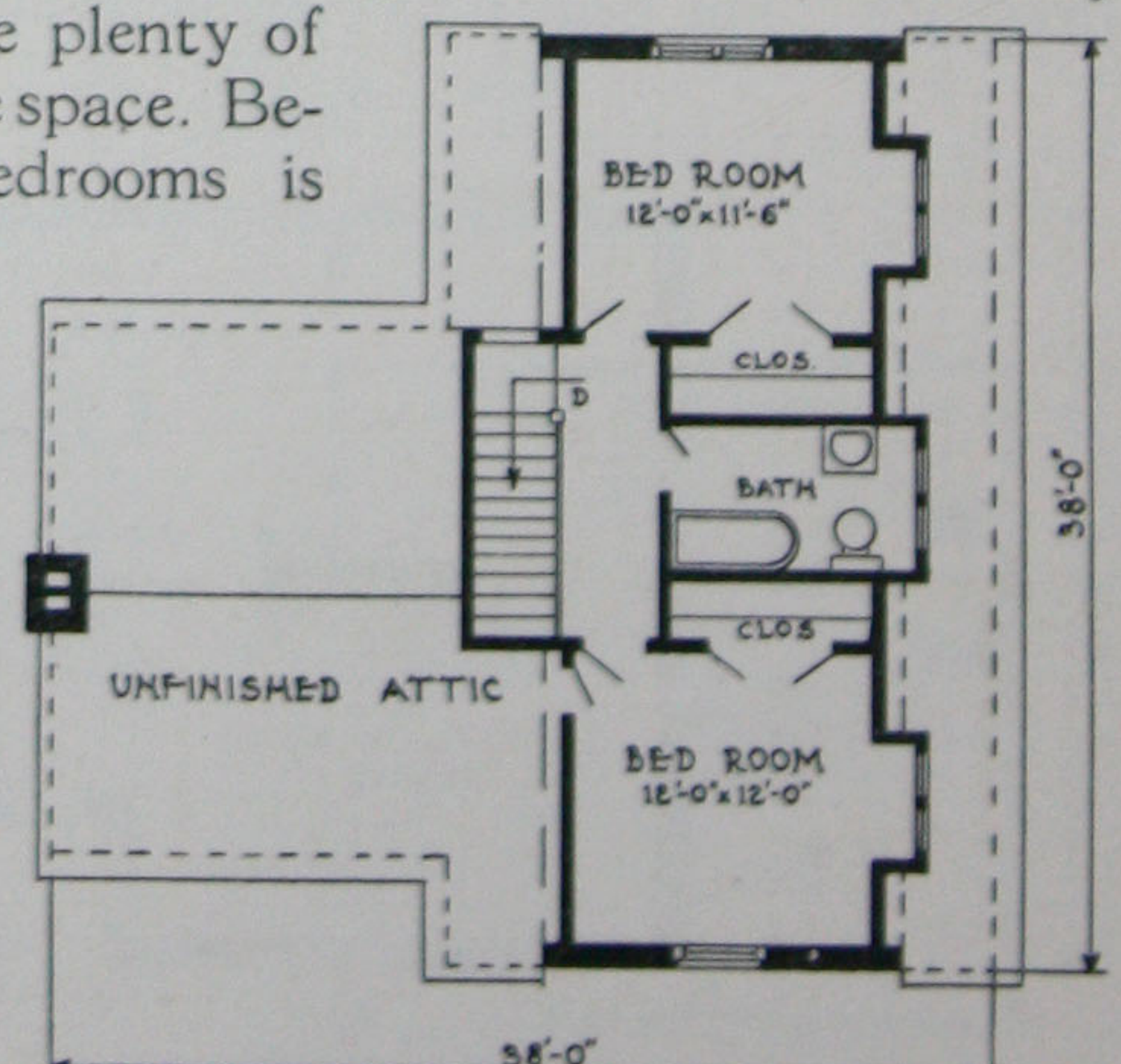


FIRST FLOOR PLAN

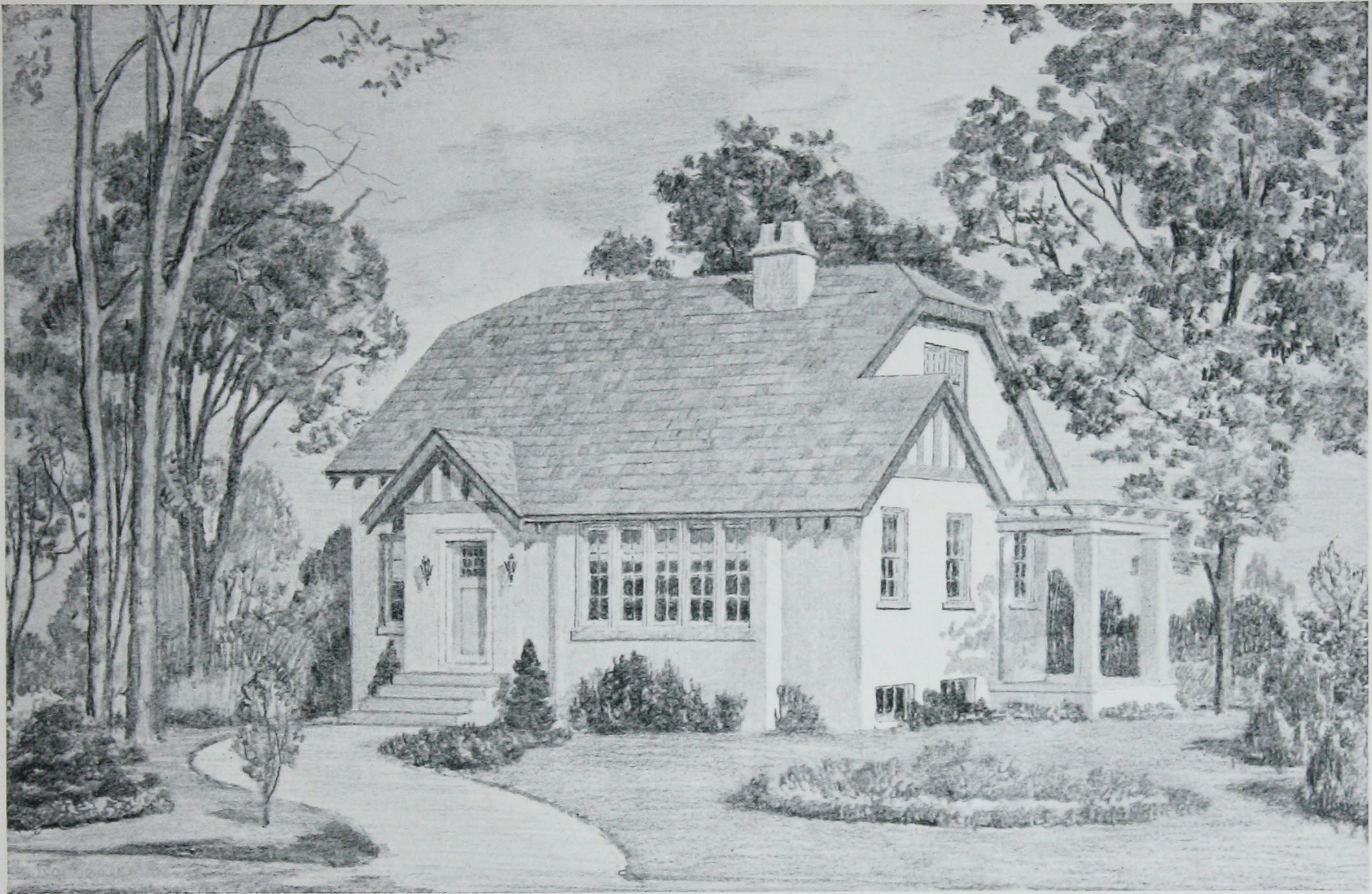
The fine living room of this six-room house is lighted on three sides and has a lofty beamed ceiling which lends distinction to the interior. The living-porch, which may be glazed if de-

sired, is located primarily for comfortable use. The dining room and kitchen are of ample size and are arranged to provide maximum convenience; both have good light. The central hallway also gives access to the ground floor bedroom, a fine feature, and the adjoining bath. On the second floor are included two bedrooms of good size, and the roomy closets provide plenty of clothes storage space. Between the bedrooms is another bath.

This house should have a lot not less than 50 feet wide. It is intended for south or east aspect as shown, or for north or west, with the plan reversed.



SECOND FLOOR PLAN



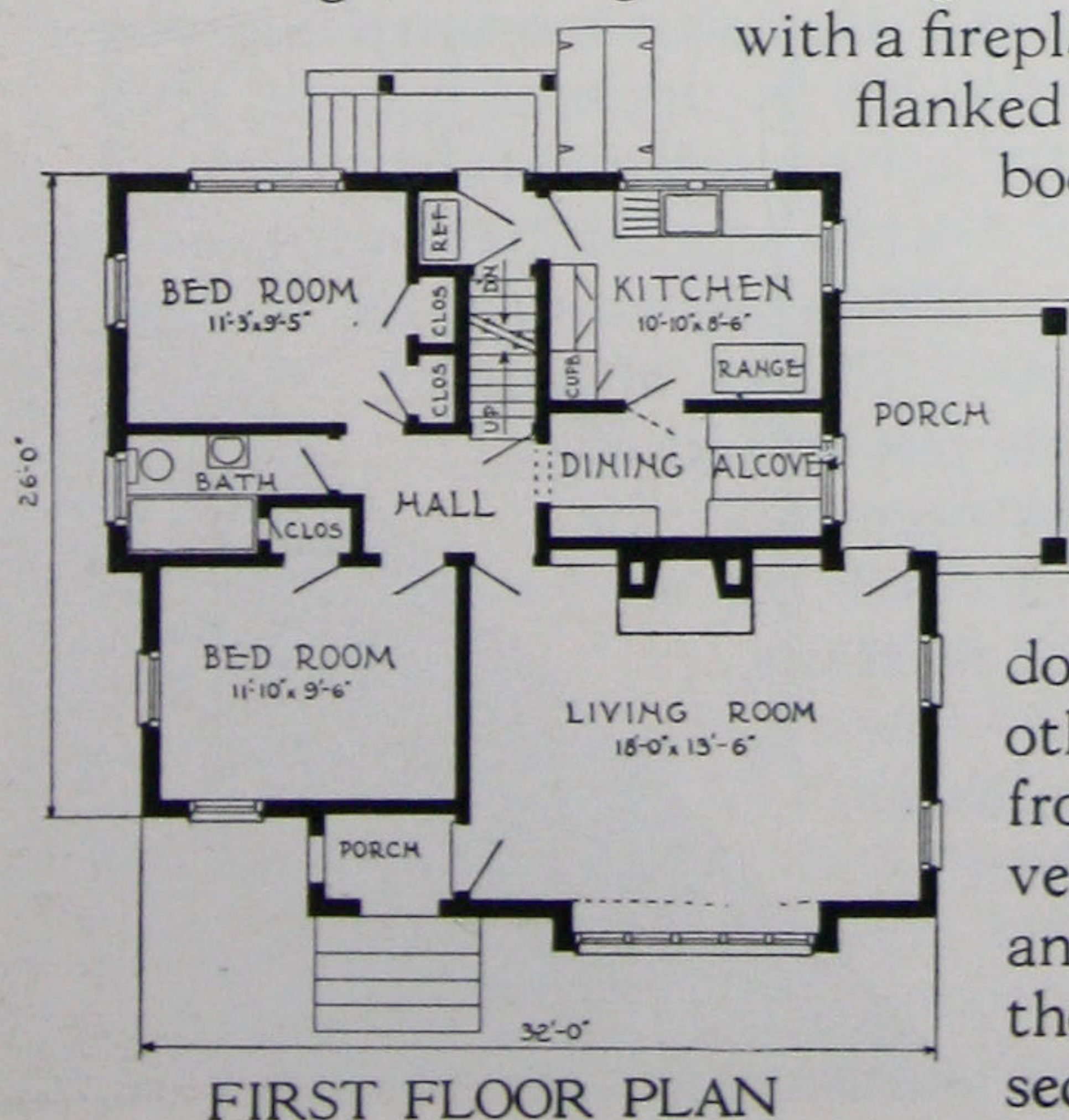
A cosy cottage, surprisingly roomy

No. 6209—The Revere

Robert L. Stevenson, Architect, Boston, Mass.

THE needs of a small household are remarkably well supplied in this cottage. The low, somewhat irregular, roof lines give the house an appearance of cosy comfort.

Through the covered entrance, with its pair of decorative lanterns, one passes into a large, well-lighted living room, with a fireplace flanked by book-

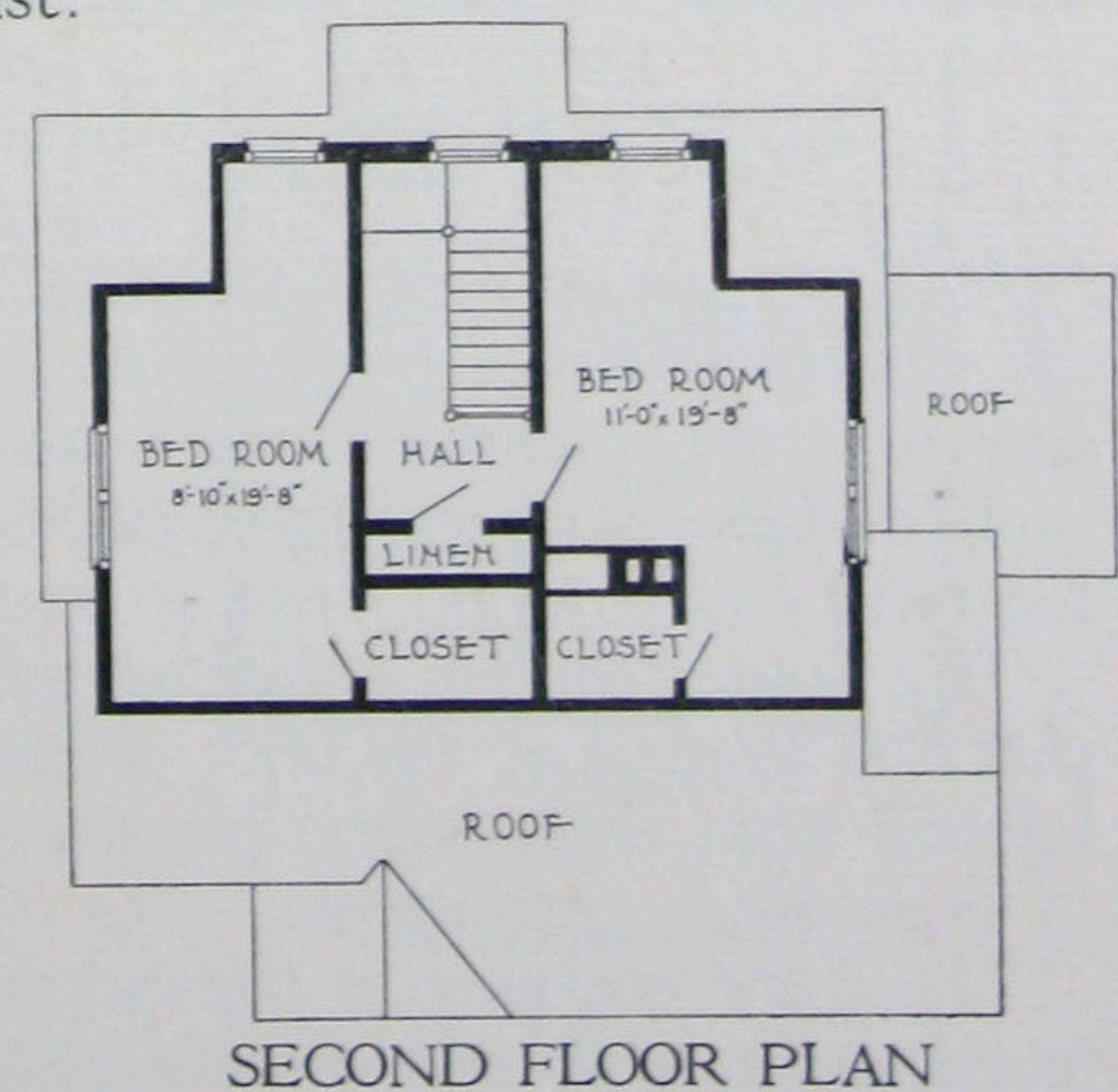
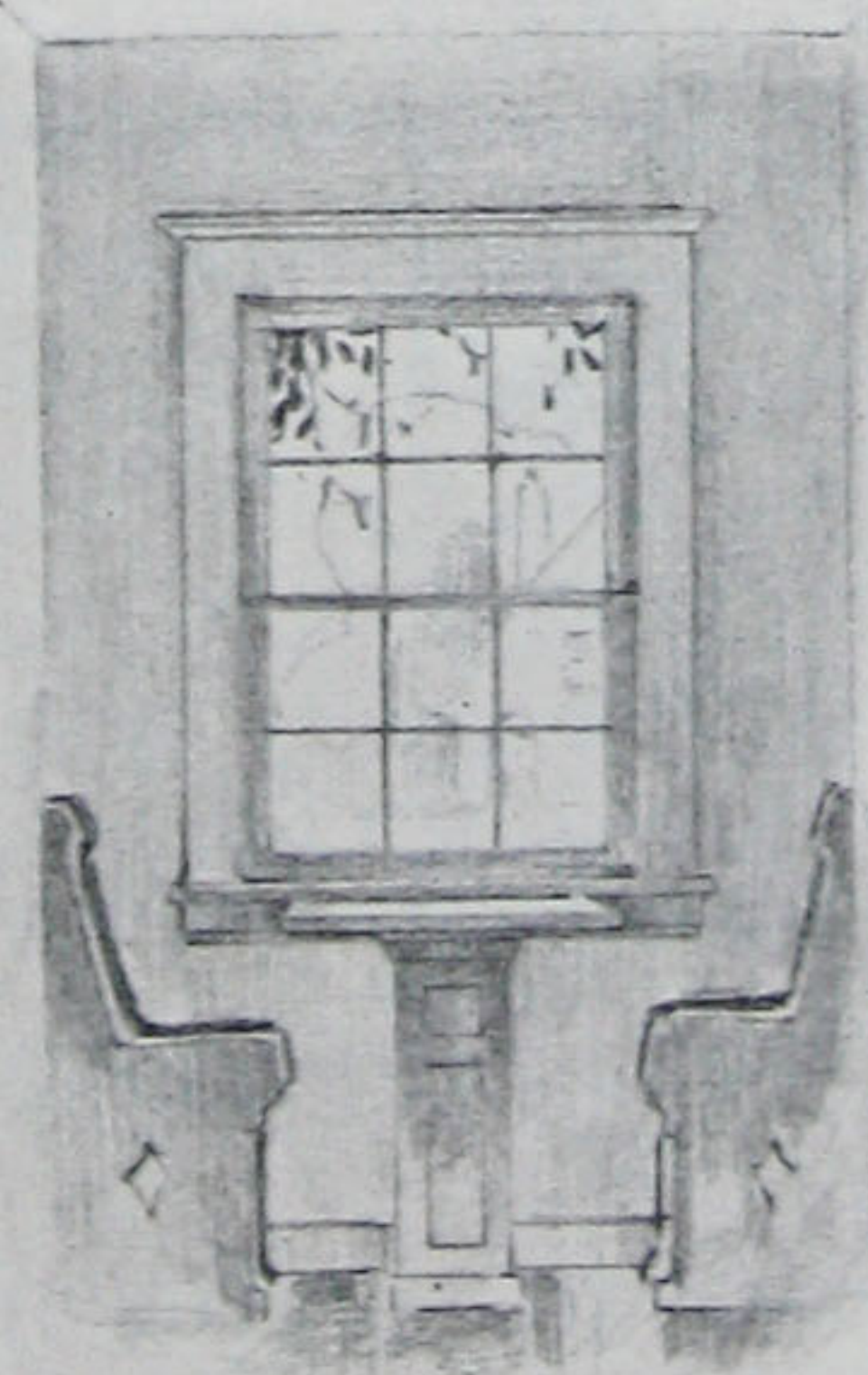


cases and symmetrically placed doorways, one opening to a porch, the other into the central hall. Doorways from this hall open into two cross-ventilated bedrooms, the bathroom, and the dining alcove. Adjacent to the latter is a fine kitchen. The second floor has two good bedrooms,

each with extra large wardrobe closets and a spacious linen closet is located in the hall.

A basement under the whole house gives plenty of room for separate heater, coal, laundry, and general storage rooms.

This house, which requires at least a 45-foot lot, can be suitably located with the front facing to the west, south or east.

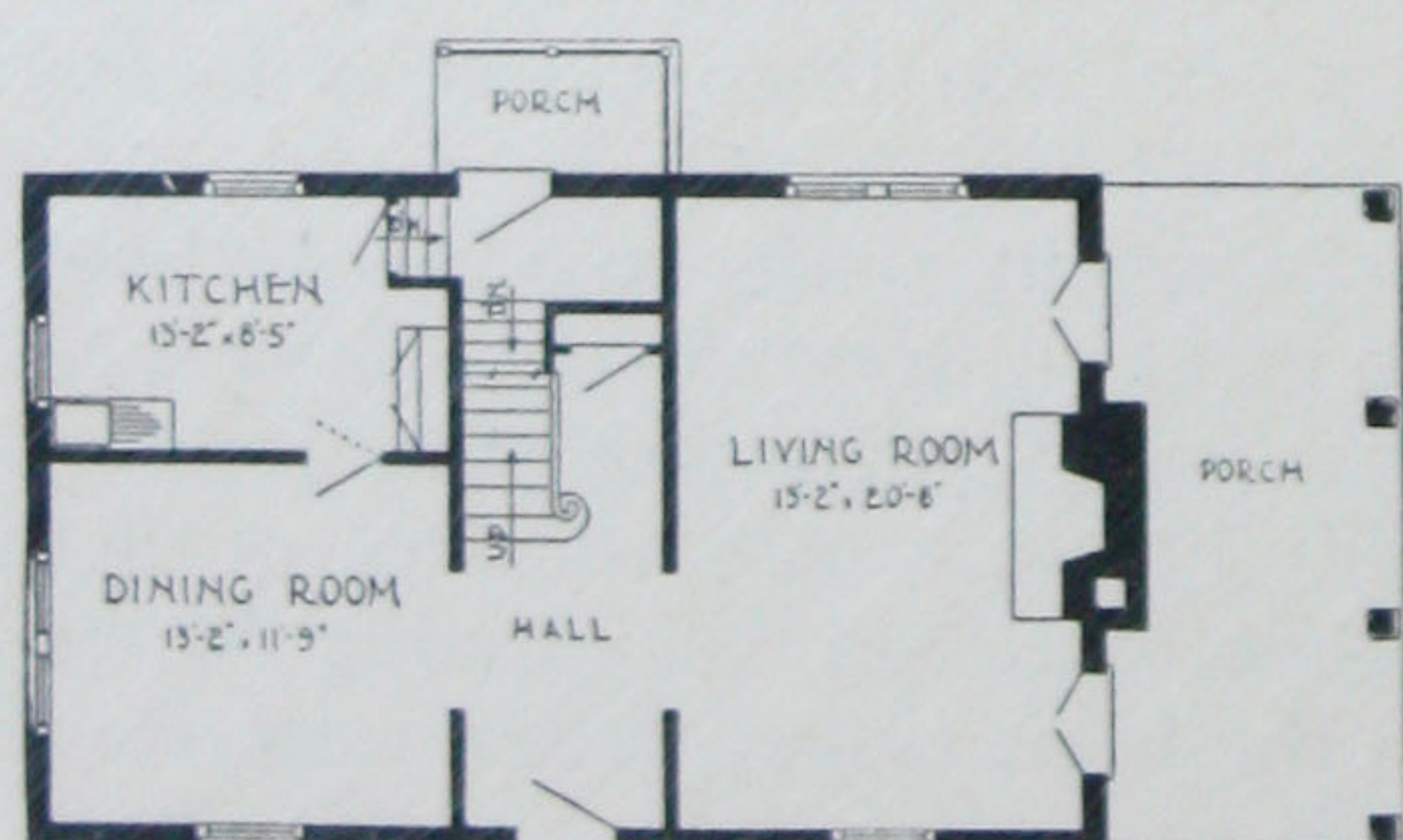




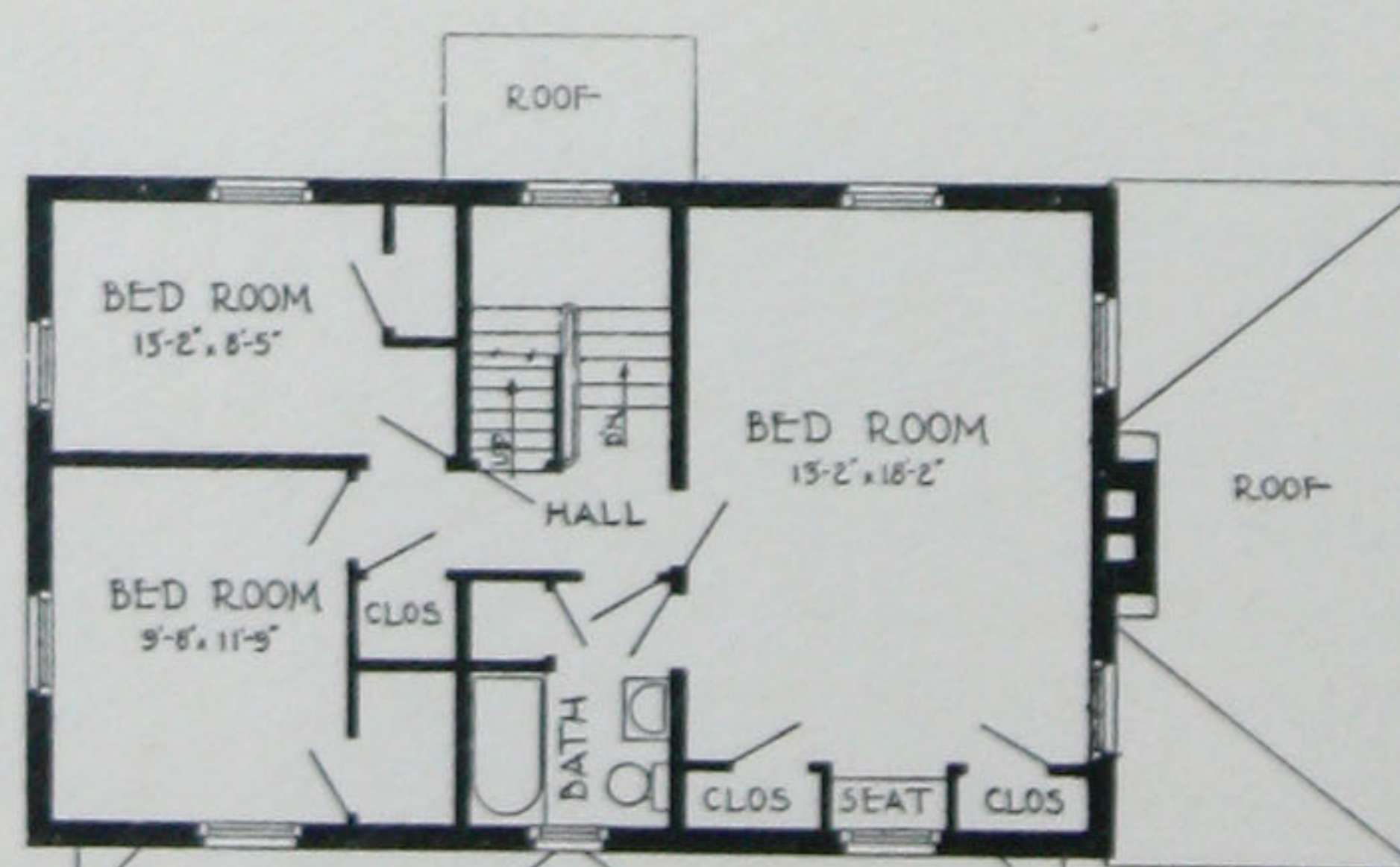
A fine example of colonial architecture

No. 6213—The Merion

Boyd, Abel and Gugert, Architects, Philadelphia, Pa.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

over the paneled door, which opens into the wide central hall. At one side is a large living room with double doors opening to a broad veranda, while on the other are the dining room and kitchen.

Upstairs are three bedrooms. One is unusually large and airy, but both of the others, while smaller, have windows on two sides for

THE Colonial type of house is well suited to stuccoed concrete masonry construction as is shown in the splendid example on this page. Colonial designs suggest strength, and in concrete masonry construction there is strength.

This house requires a wide lot, especially when the porch is located at the end. With the living room lighted from three sides, however, greater latitude in exposure is permissible.

The front entrance is typical, with the old-fashioned stoop, and the ornamental fanlight and hood

cross-ventilation. Plenty of closet space is available but should more storage space be necessary, the roomy attic, reached by a convenient flight of stairs, is available.

The house needs a 60-foot lot when set broadsides, as shown in the sketch.



A square house with sleeping porch

No. 6207—The Conway

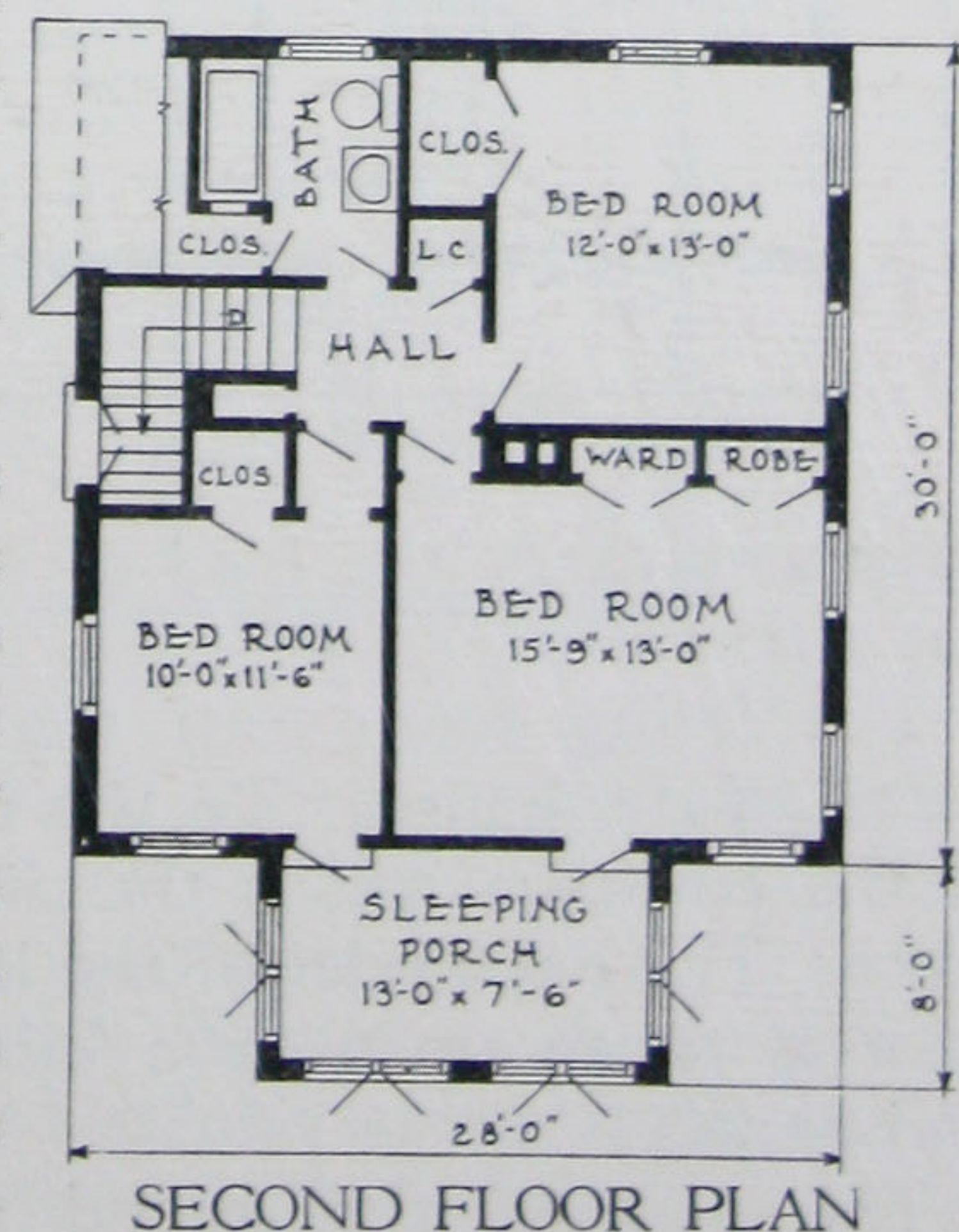
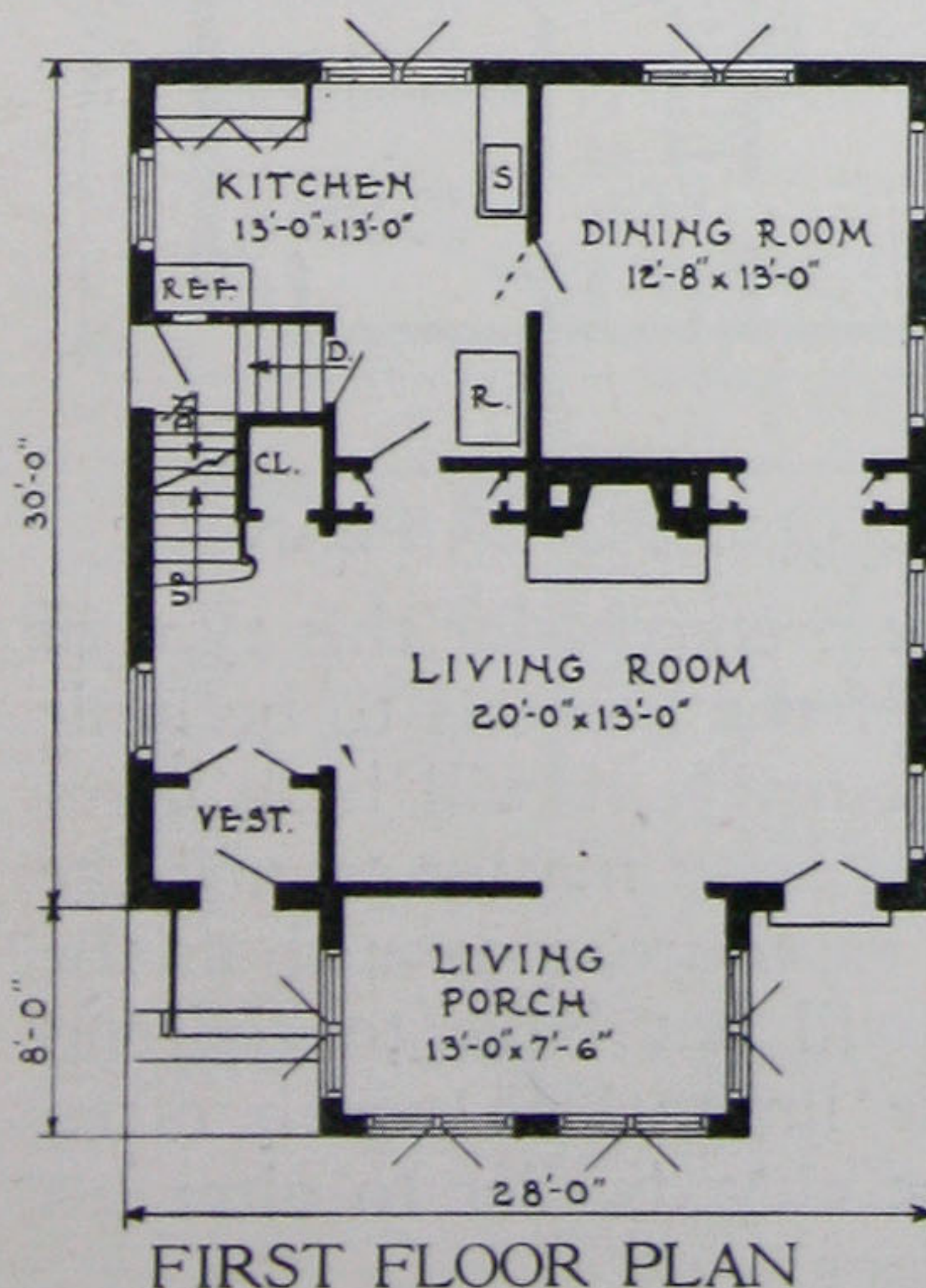
J. T. Pomeroy, Architect, Chicago, Ill.

THIS house is a model of compact and efficient yet commodious planning, which will be found especially satisfactory for construction in urban surroundings. It is only 28 feet wide and could, if necessary, be placed on a 35-foot lot, though a 40-foot lot would be better. It is designed for a western or southern frontage, but an eastern frontage is not undesirable; with reversed plans it can be set fronting to the north.

From a tiled vestibule one enters a hallway leading through an arch into a fine living room. The central fireplace has deep openings on each side and in the recesses of the openings, book-shelves and cupboards have been artfully contrived. Op-

posite the fireplace another opening leads into a fine sun porch with casement windows on three sides. The dining room and kitchen occupy the rear of the house. Both rooms are bright and airy, having windows on two sides. The upstairs contains one small and two larger bedrooms, a sleeping porch opening from two of the bedrooms, and a tiled bath. It will be seen that the bath is conveniently situated for all the bedrooms.

The outside elevations show an adaptation of colonial design. The effect of the white stucco on concrete block with green blinds and trim and the red brick sills, will be very pleasing and such a treatment carries out the colonial ideals as suggested by the type of architecture used.

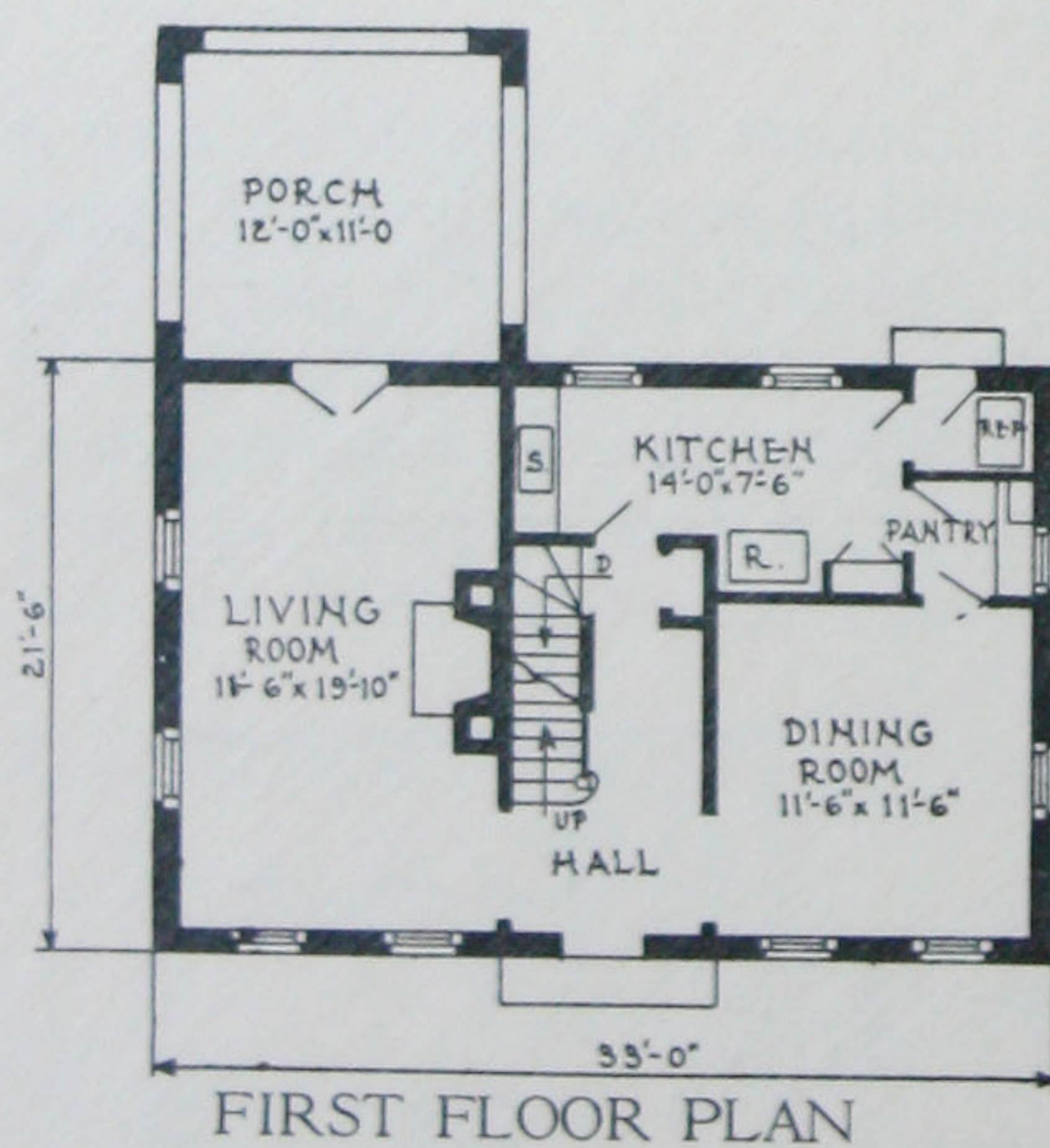




A Colonial house suitable for any setting

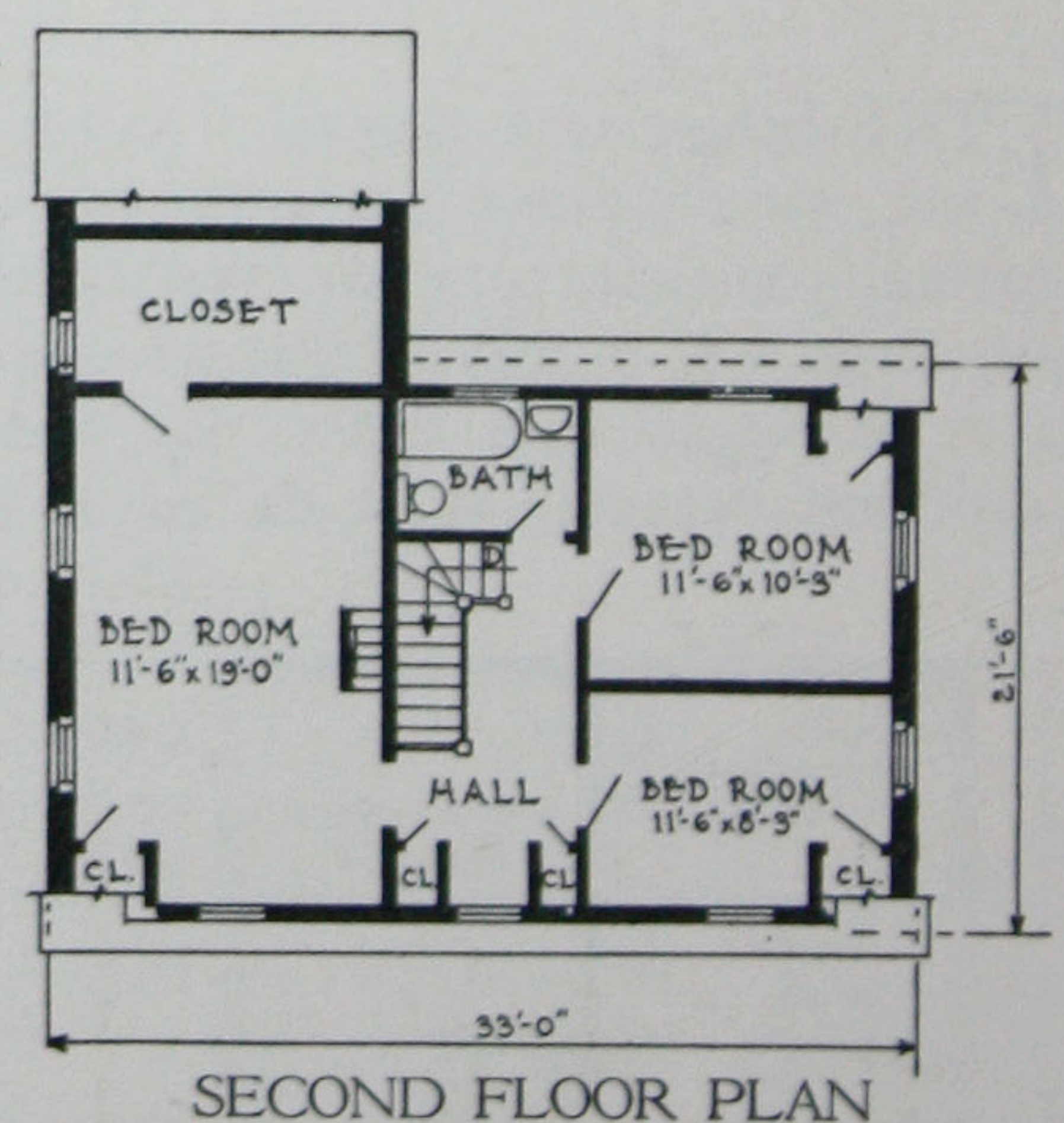
No. 6206—*The Gloucester*

John Barnard, Architect, Boston, Mass.



THERE is a charm about the colonial farmhouse that is particularly attractive. Being built of fire-resistive construction, this will be a permanent home that will preserve for all time its beauty. The fireproof partitions of concrete block in the

shows three bedrooms and bath. There are five small closets and one extra large storage closet. The last could easily be changed into a sleeping porch. The width of the house is 33 feet. In the city this calls for a lot not less than 45 feet wide. A



basement carry the load of the upper floors without settlement.

The living room runs the full depth of the house. To the right of the entrance hall is the dining room. The remainder of the lower floor is taken up with a kitchen and pantry.

The plan of the second floor



southern exposure is to be preferred for this type of house. If the home is to be built in the country, it will be a comparatively easy matter to arrange such an exposure, inasmuch as the builder will not have to contend with the limitations which often force the city dweller to alter his home plans.



A good plan for suburban needs

No. 6208—The Madeira

Peacock & Frank, Architects, Milwaukee, Wis.

THIS house with its touches of Italian influence has a dignity and an impressive solidity that accord well with the character of the construction material.

Entering through a convenient vestibule, one finds a roomy living room with an exceptionally neat fireplace.

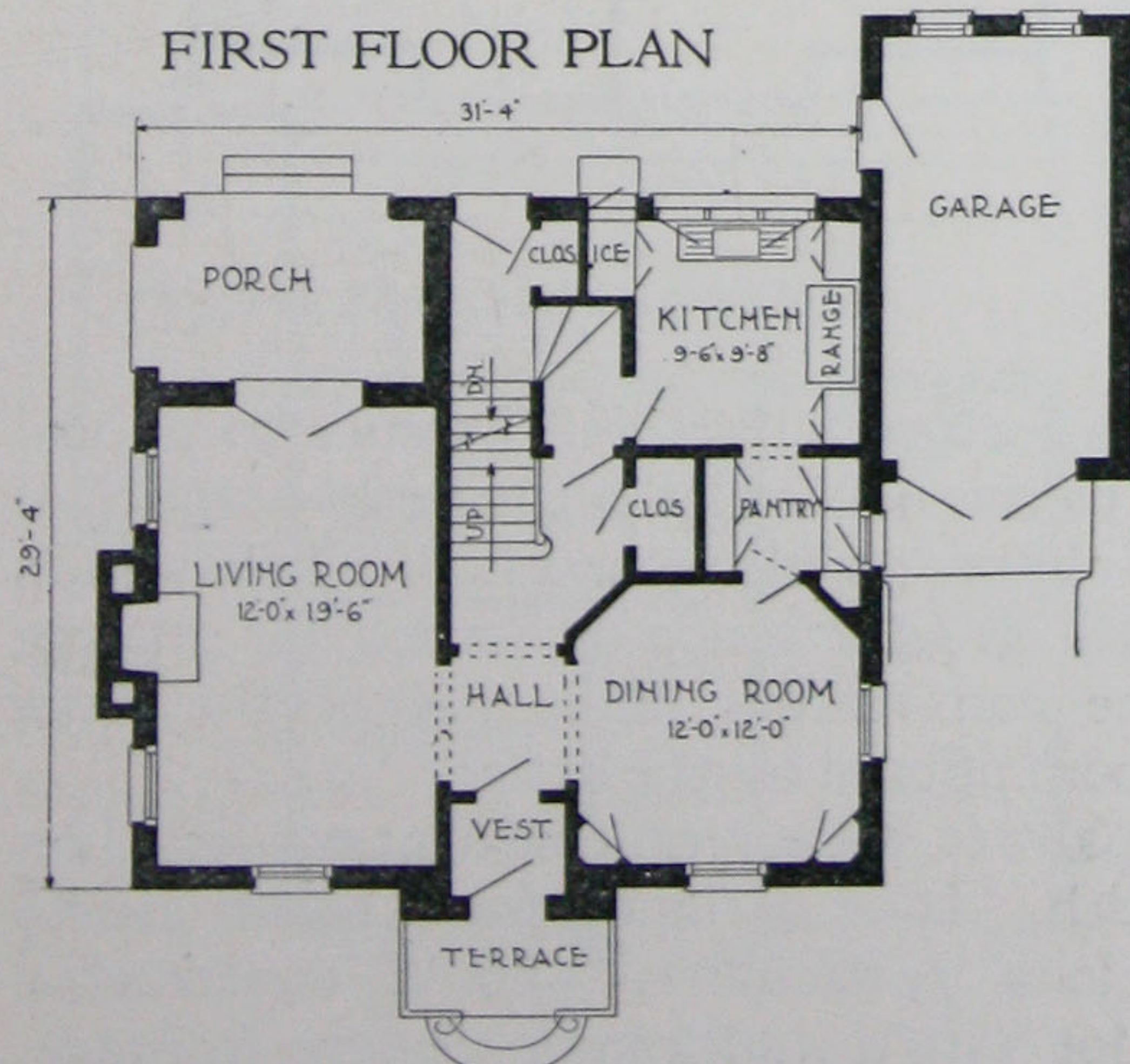
French doors lead to the open porch, which may be enclosed if desired. The dining room is "different," cabinets being placed in three corners.

Between the dining room and kitchen is a small room which may be used as a pantry or as a breakfast nook.

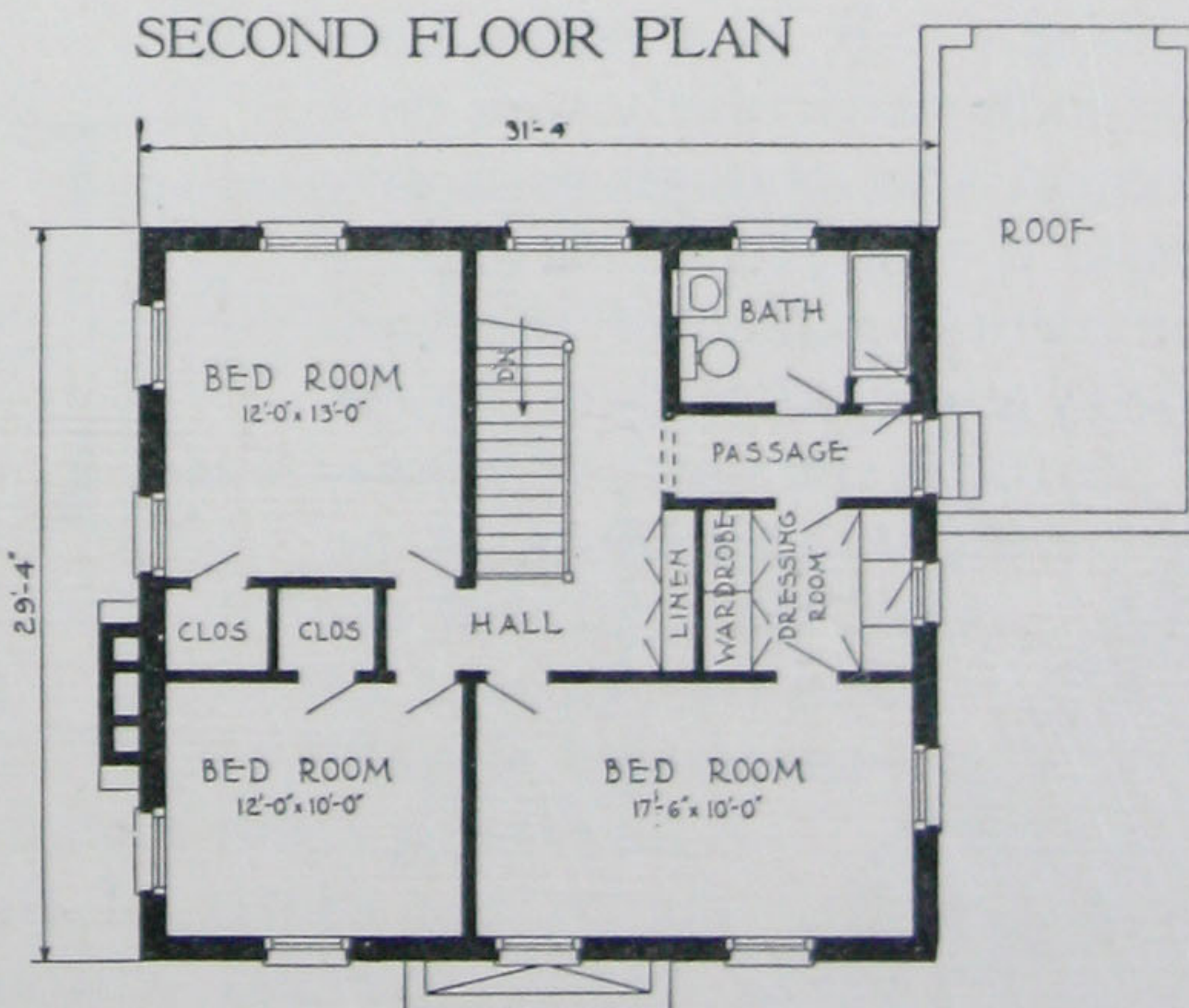
The bedrooms on the second floor are light and airy, and of ample size, with plenty of closet space. A trapdoor opens conveniently from the upper hall into the attic.

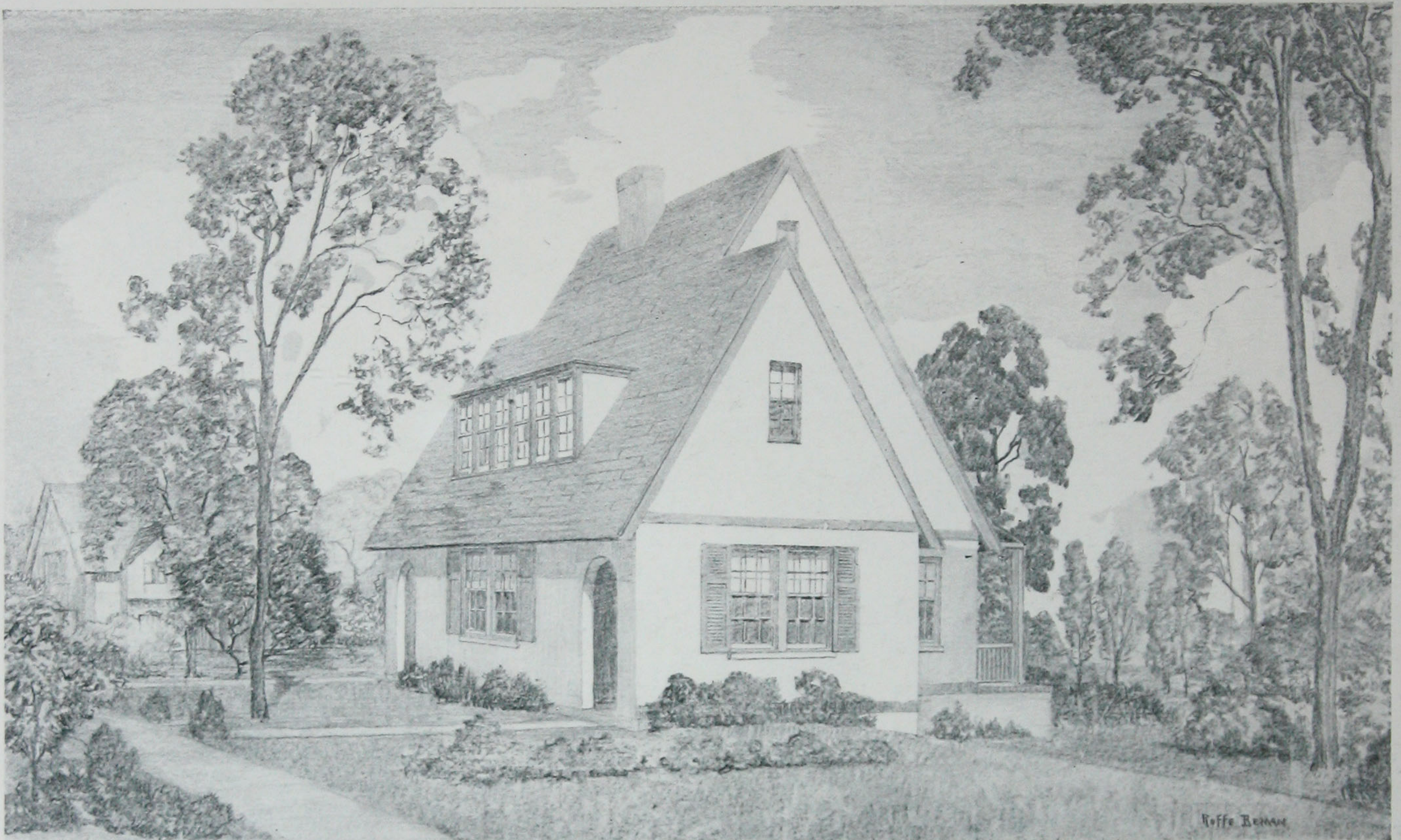
While a 50-foot lot is needed to accommodate the house and attached garage, a smaller lot can be used if one simply desires the house alone.

FIRST FLOOR PLAN



SECOND FLOOR PLAN





This gabled house has continental charm

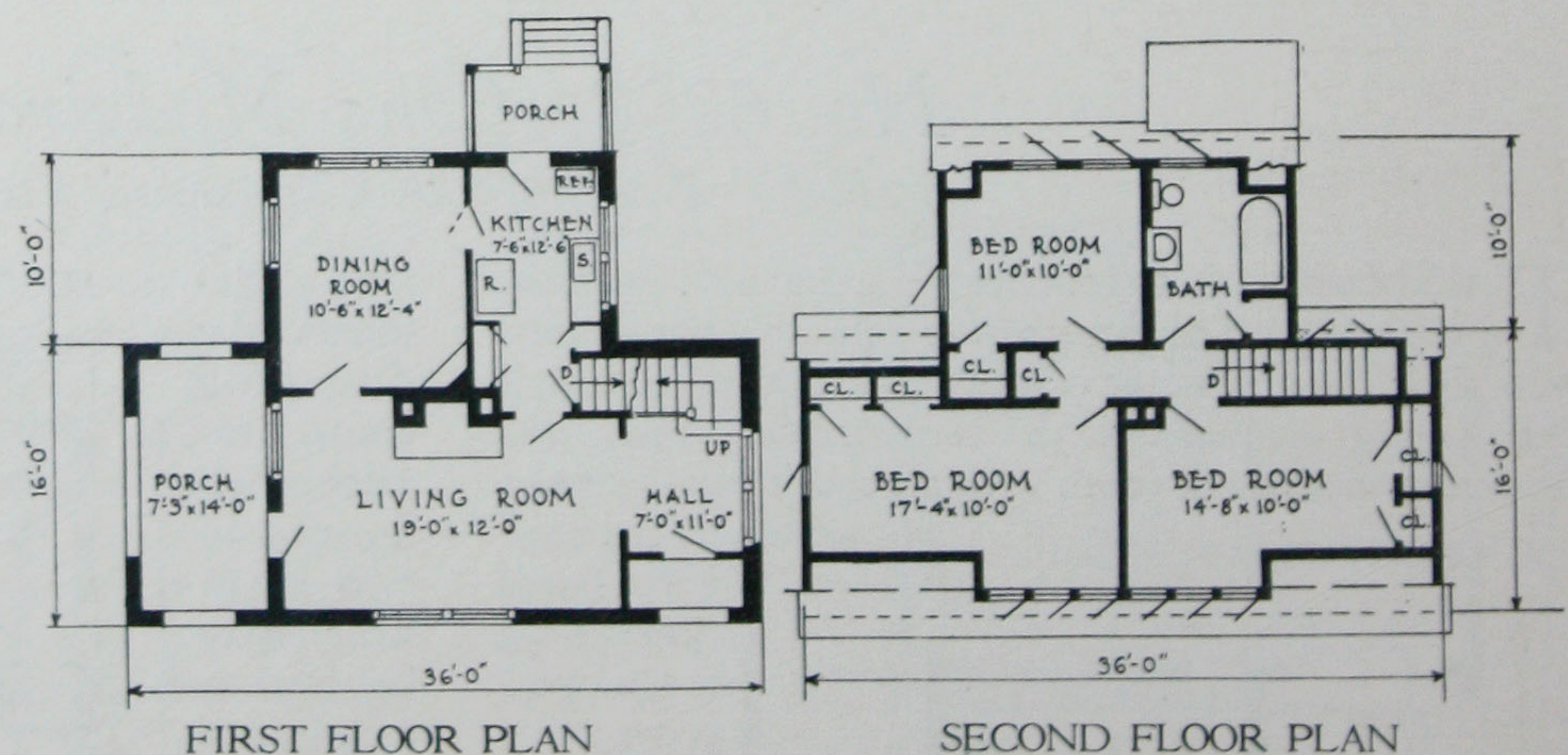
No. 6203—*The Haddonfield*

Geo. H. Schwan, Architect, Pittsburgh, Pa.

THE steeply pitched roof and gables of this charming house are reminiscent of northern France and illustrate a style that is rapidly coming into vogue. It is a house that will look particularly well on a wooded site, though as a city house it will attract favorable comment because of the simplicity and clarity of its design.

Stucco is the ideal wall covering for this house, as no other material will express the purpose of the design so well.

A fine living room with fireplace occupies the center of the frontage with recessed entrance porch and hall on one side and a large open porch with arched entrances on the other. Behind this is a dining room and kitchen and above are three bedrooms

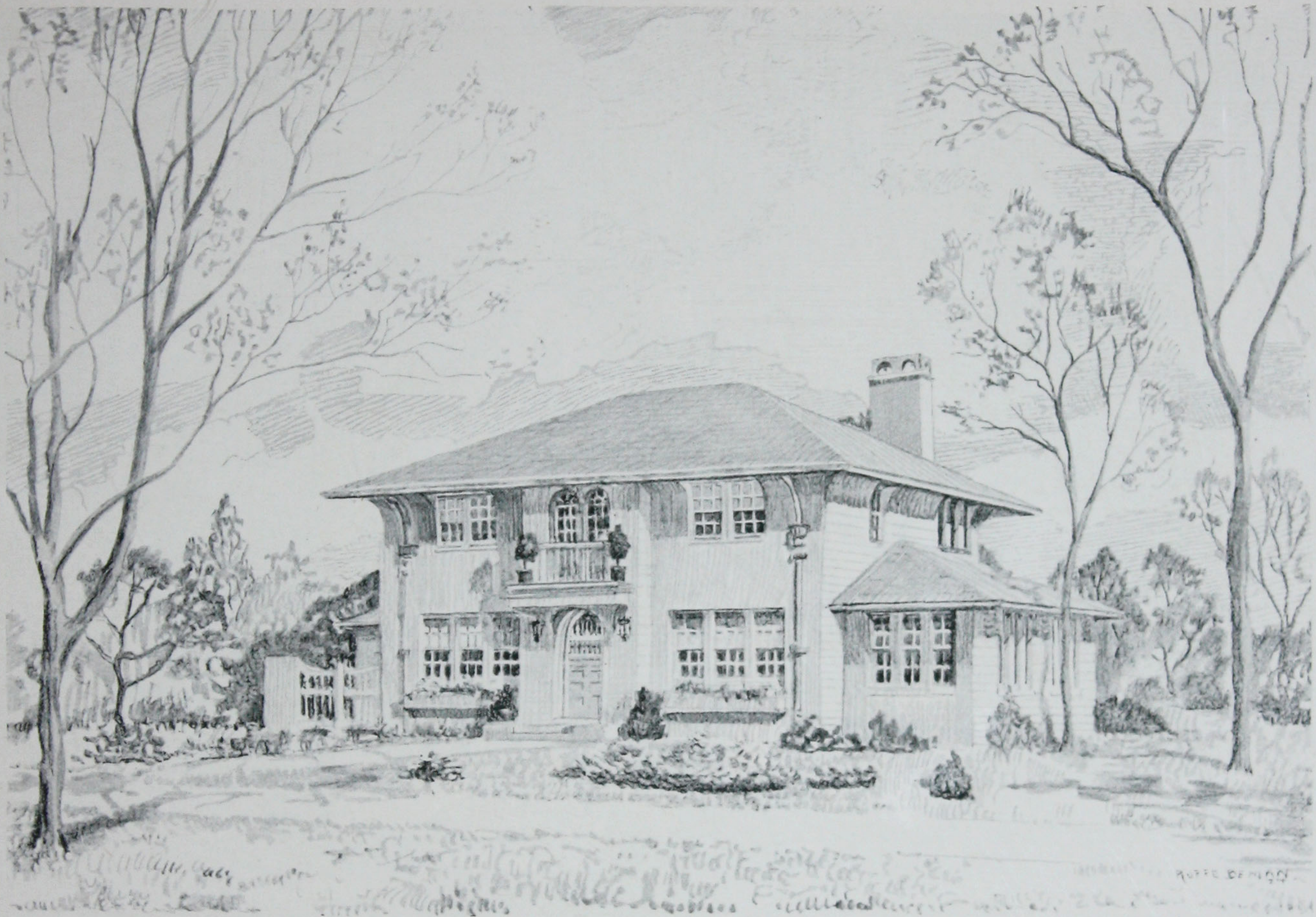


FIRST FLOOR PLAN

SECOND FLOOR PLAN

and bath. A feature which will be sure to appeal particularly to the housewife is the large number of commodious closets on the second floor. In addition to this, if still greater space is needed for storage purposes, she can readily make use of the large amount of room offered by the attic.

The house is 36 ft. wide, requiring a lot not less than 45 ft. in width. It is designed for a south aspect and would look particularly well if constructed on a corner lot with a southern or western frontage.



A beautiful home of impressive dignity

No. 6210—The Tarrytown

R. C. Hunter & Bro., Architects, New York, N. Y.

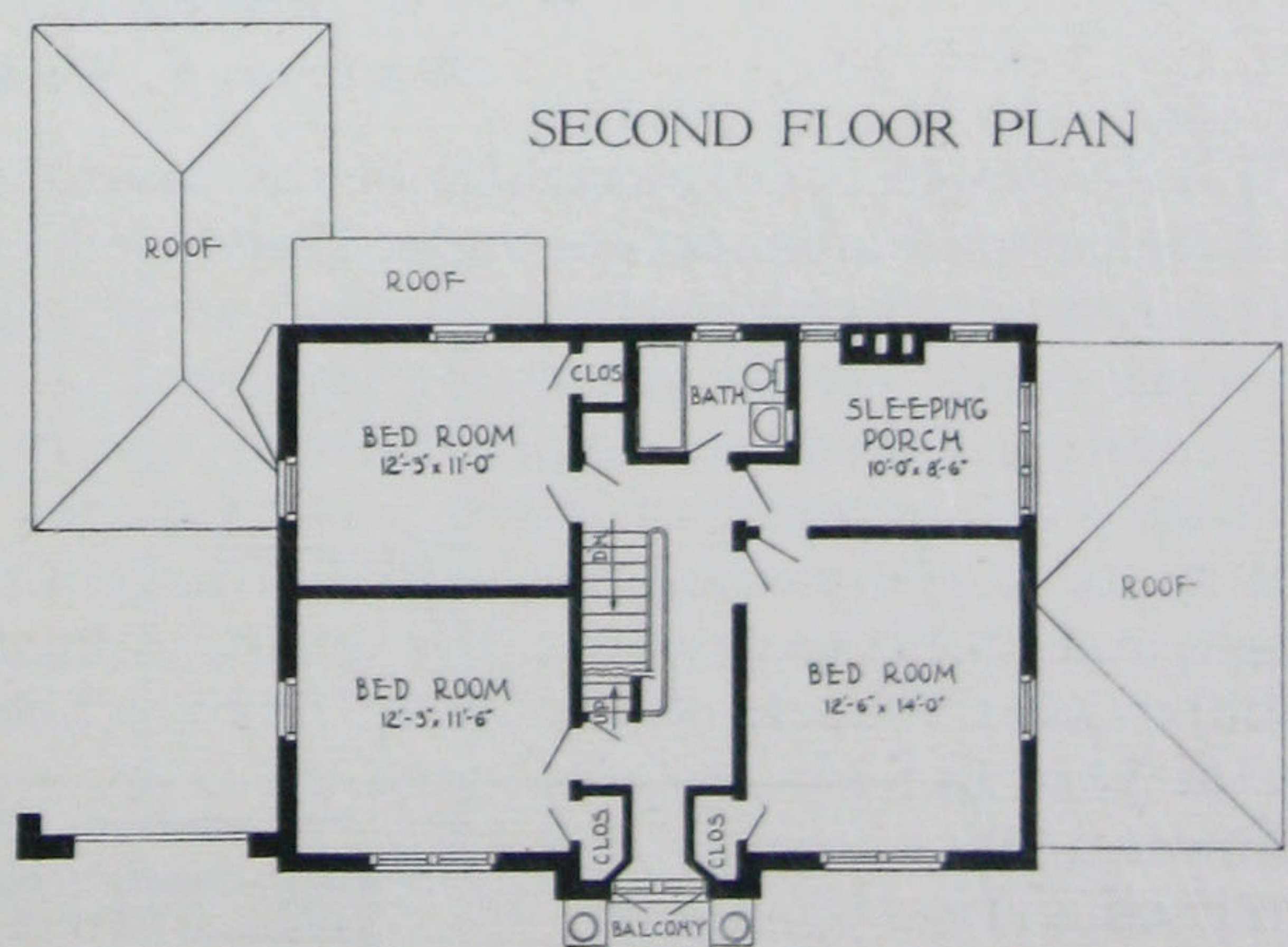
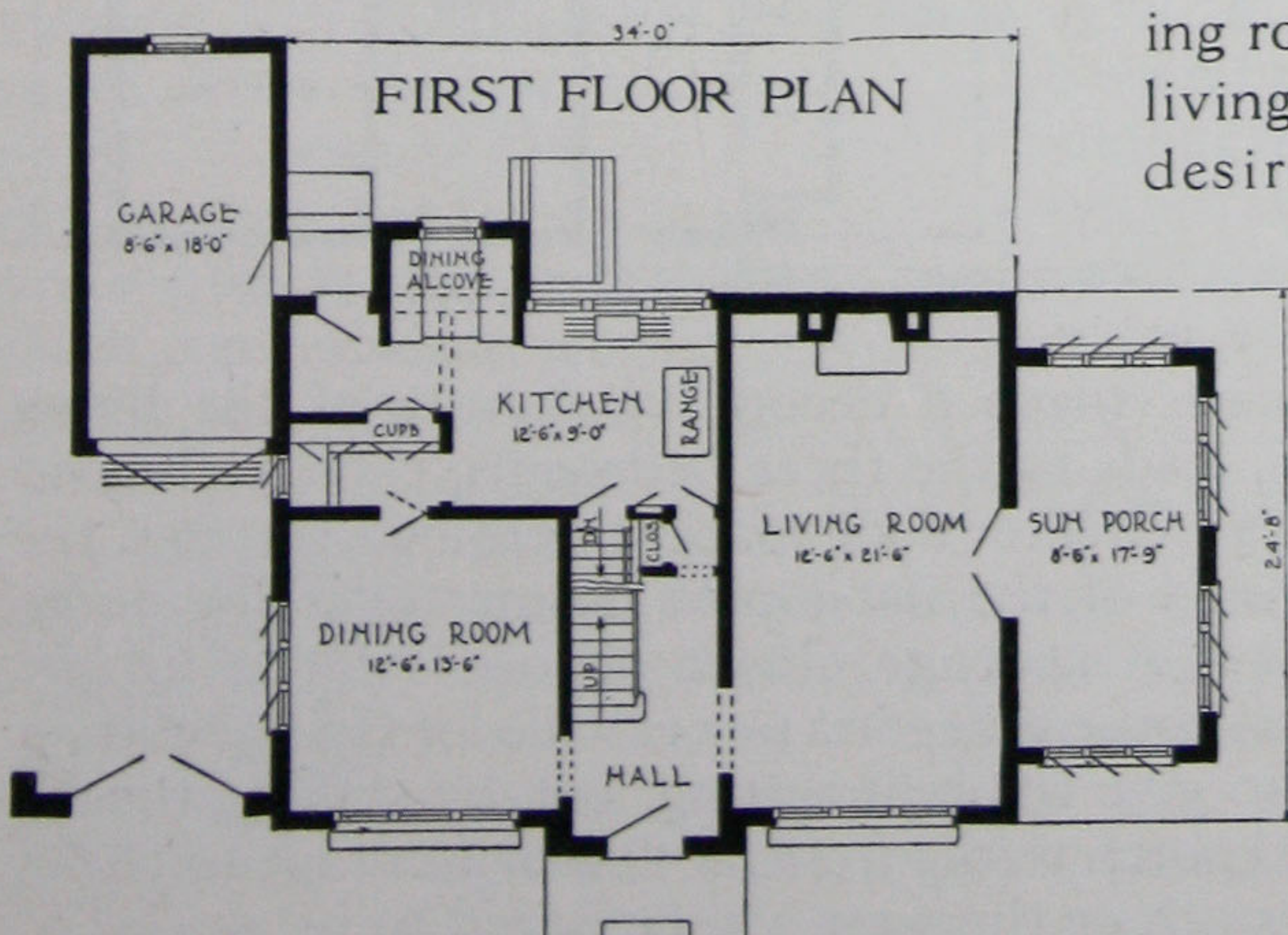
HERE is a dignified and impressive home, which carries with it all the charm of the Georgian style.

The interior arrangement in general accords with the colonial type. The central stair hall is characteristic. At the right is a spacious living room with a fireplace, and just beyond a fine glazed sun porch. The dining room with two groups of triple windows is at the left. The hall between the dining room and the living room gives desired privacy during meals.

A particularly complete kitchen is shown, with a rear entry, a cozy breakfast nook, and a pantry of good size.

Besides the three excellent bedrooms and bath on the second floor, there is a good sleeping porch under the main roof.

The placing and treatment of the garage makes a pleasing balance to the sun porch at the opposite end of the house.





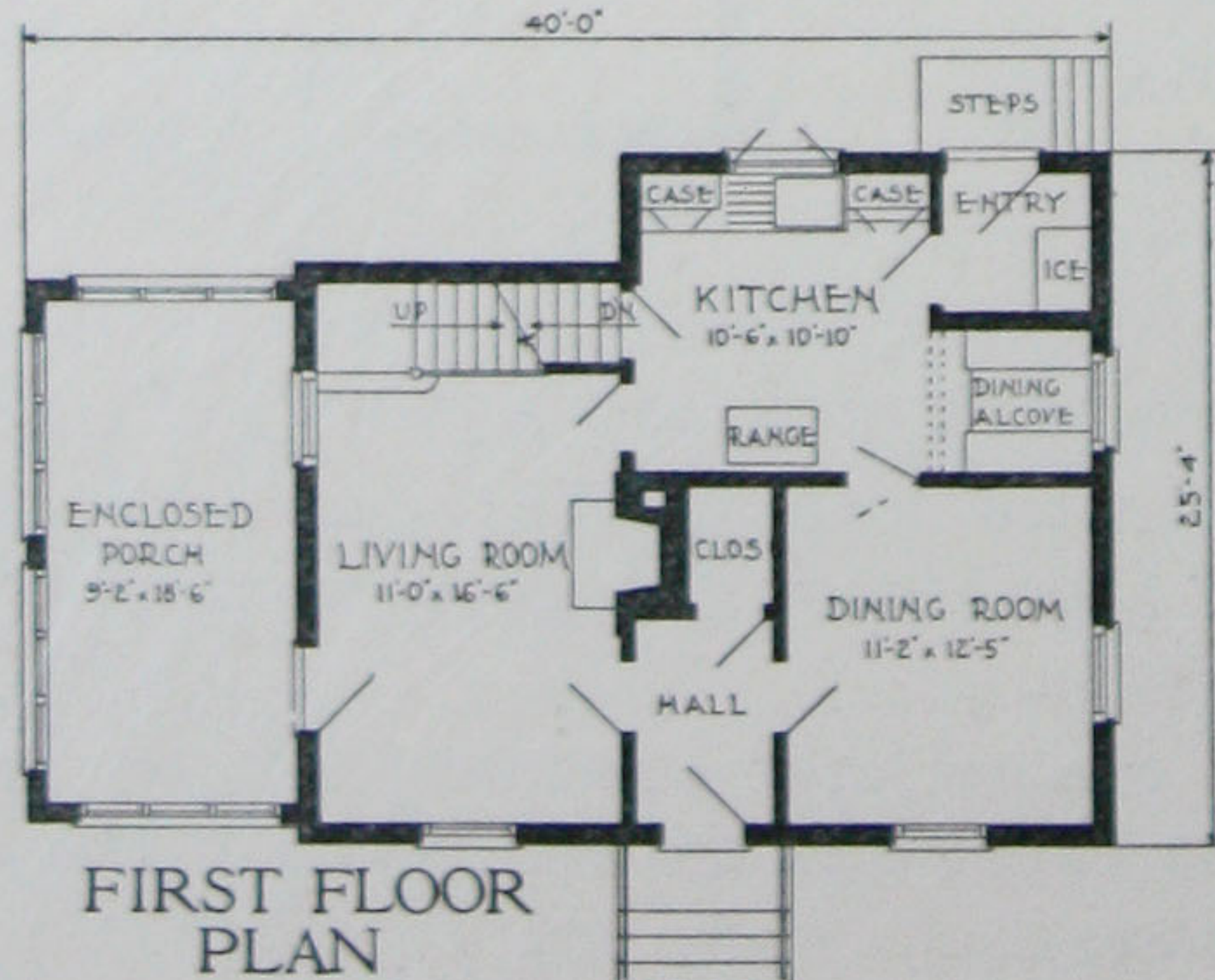
An original treatment of colonial design

No. 6211—The Bound Brook

Whitman S. Wick, Architect, Middletown, N. Y.

THIS design is characteristic of the development of colonial architecture under Dutch influences. The formal entrance, the shuttered windows, the narrow eaves, are all interesting features.

Entering through a simple doorway one finds a pleasing arrangement of rooms. The Colonial idea of symmetry is carried out in the arrangement of hall and front rooms, but the main staircase is shifted to the back of the living room, while the kitchen is almost a unit in itself. The hall has a roomy coat closet, and doors leading to the living room and dining room. Both rooms connect di-

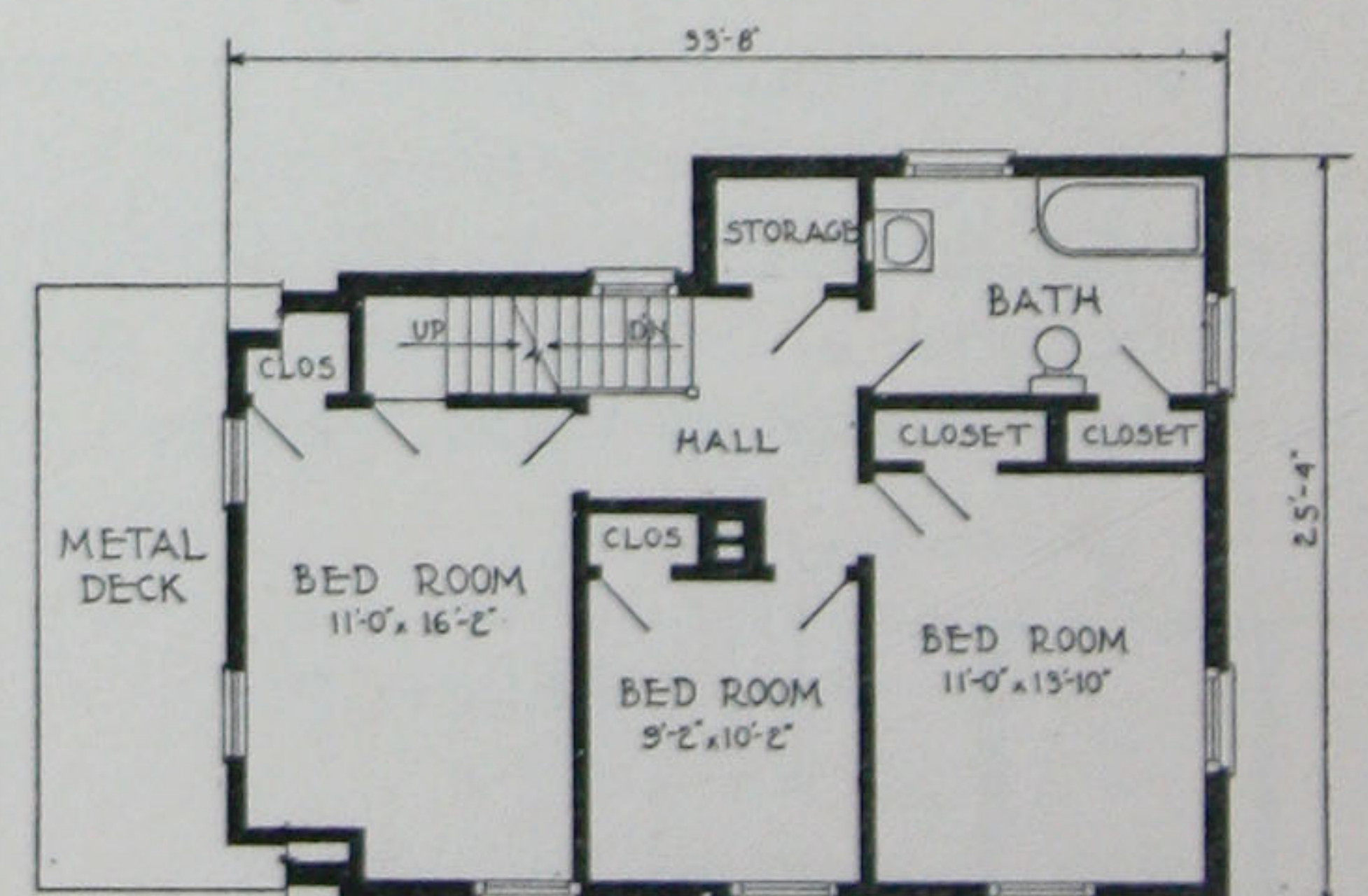


FIRST FLOOR PLAN

rectly with the kitchen. Provision is made for a charming dining alcove, and a large enclosed porch supplements the living quarters.

The main staircase, made a decorative feature of the living room, leads to the three bedrooms, each with good closets. Greater floor space is obtained through the extension of the flat-roofed dormer over the porch below. A storage closet adjoins the bathroom.

This house calls for a rather wide lot facing south or east to give the best setting, but by shifting the enclosed porch to the front, a 40-foot frontage to either the south or the west will be found to be ample.



SECOND FLOOR PLAN



A well planned home of beauty and comfort

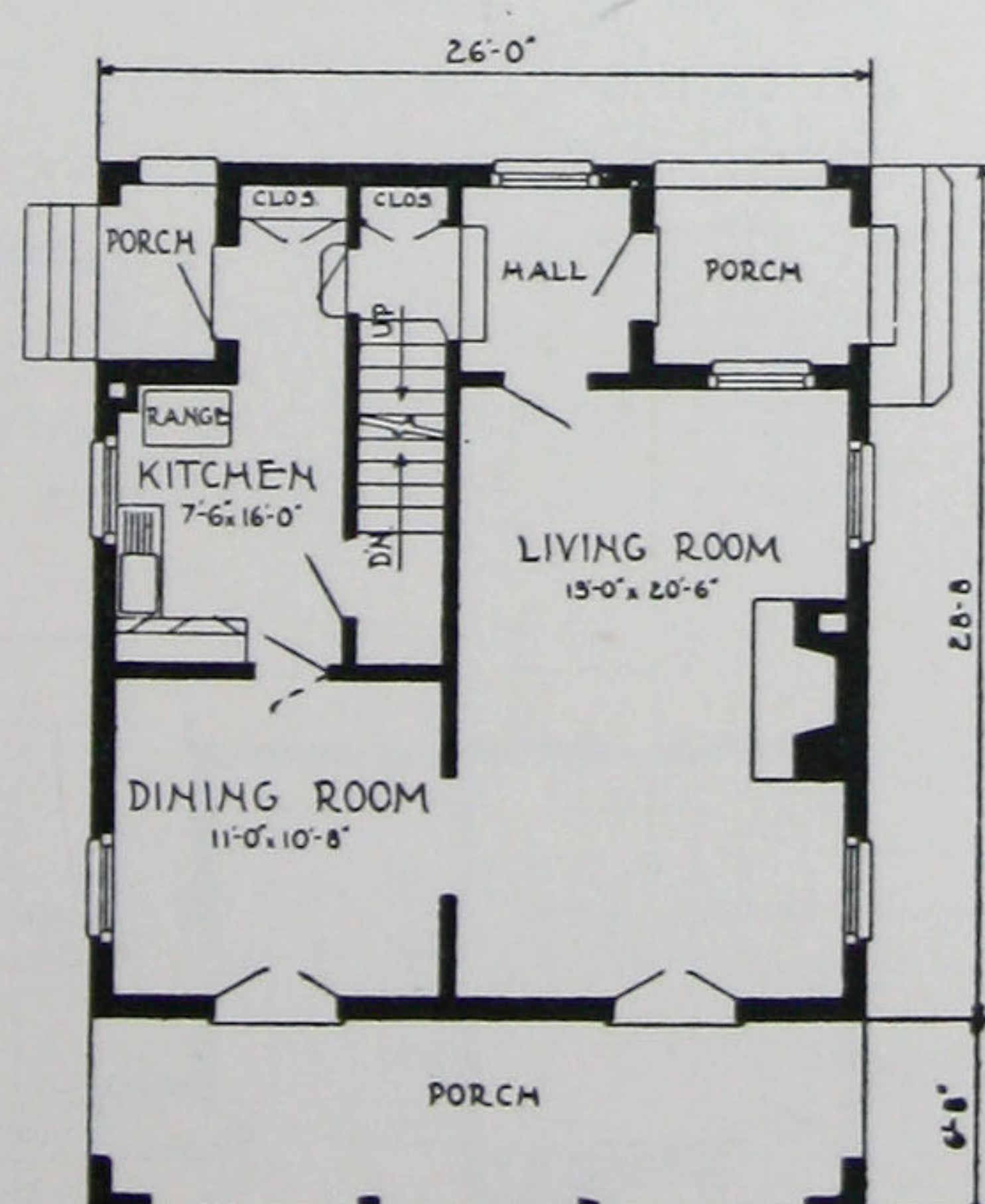
No. 6214—The Chevy Chase

Flournoy and Flournoy, Architects, Washington, D. C.

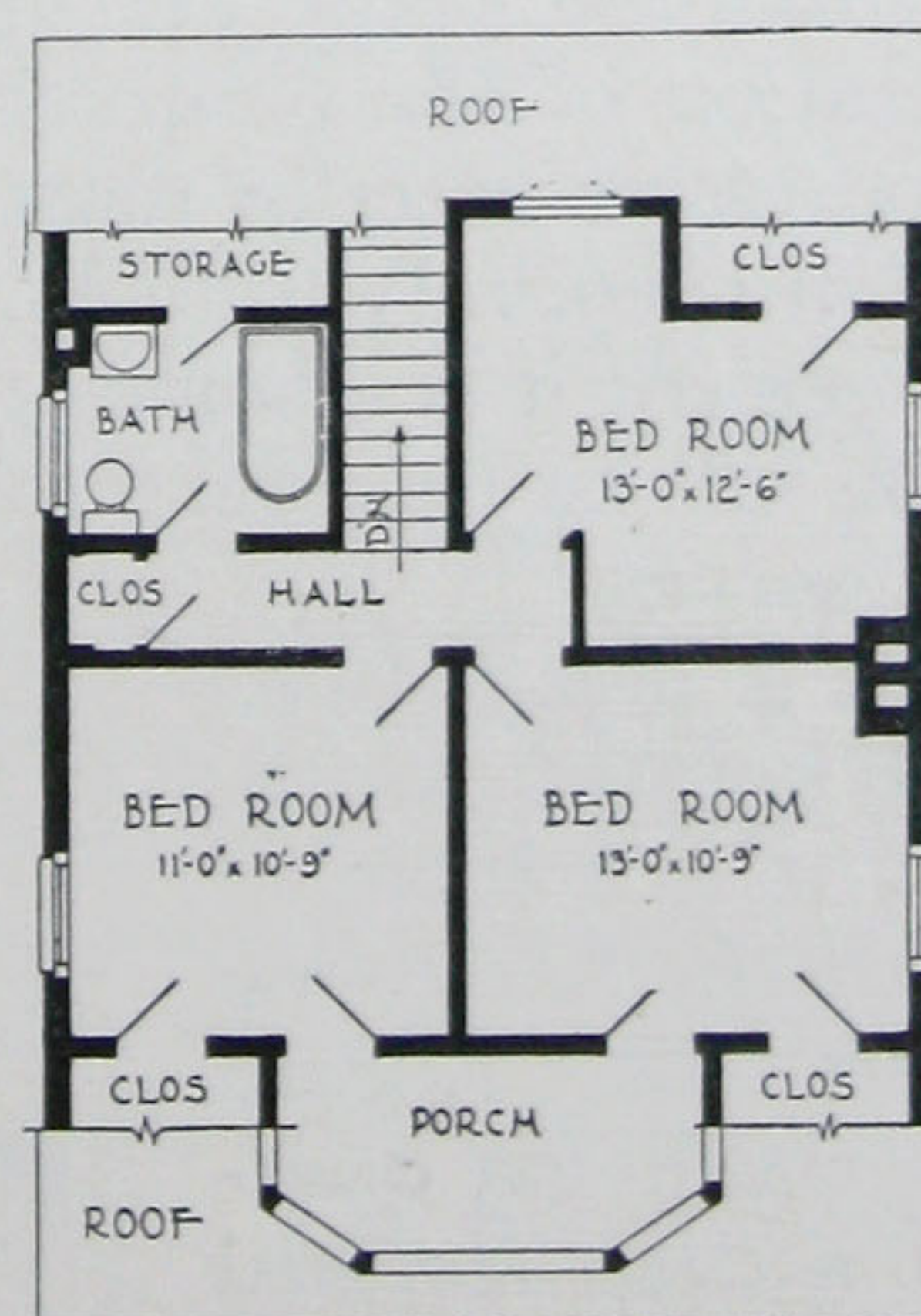
FOR the beauty which lies in simplicity and judicious symmetry, this little house is unexcelled.

The plan is well worked out and shows a nice appreciation of practical living requirements of the American family. A graceful archway frames the small front porch through which one passes in entering the vestibule.

The living room is spacious, well-lighted, and has a fireplace. Living room and dining room have double doors opening upon the side porch. The compact kitchen has a porch of its own, and a stair-



FIRST FLOOR PLAN



SECOND FLOOR PLAN

way leading to the basement.

The main stairs can be reached from kitchen and living room. Three well-lighted bedrooms with roomy closets are on the second floor. Two of them connect with a sleeping porch. Additional closets open off the hall and the bathroom.

There is a choice of fronts for this house. One requires a 36-foot lot, the other a width

of perhaps 45 feet. A southern or western exposure for the long porch is preferable. To give this house the best setting, the ground should be well graded up around the large porch as shown in the drawing.





A small home of unusual distinction

No. 6215—*The Providence*

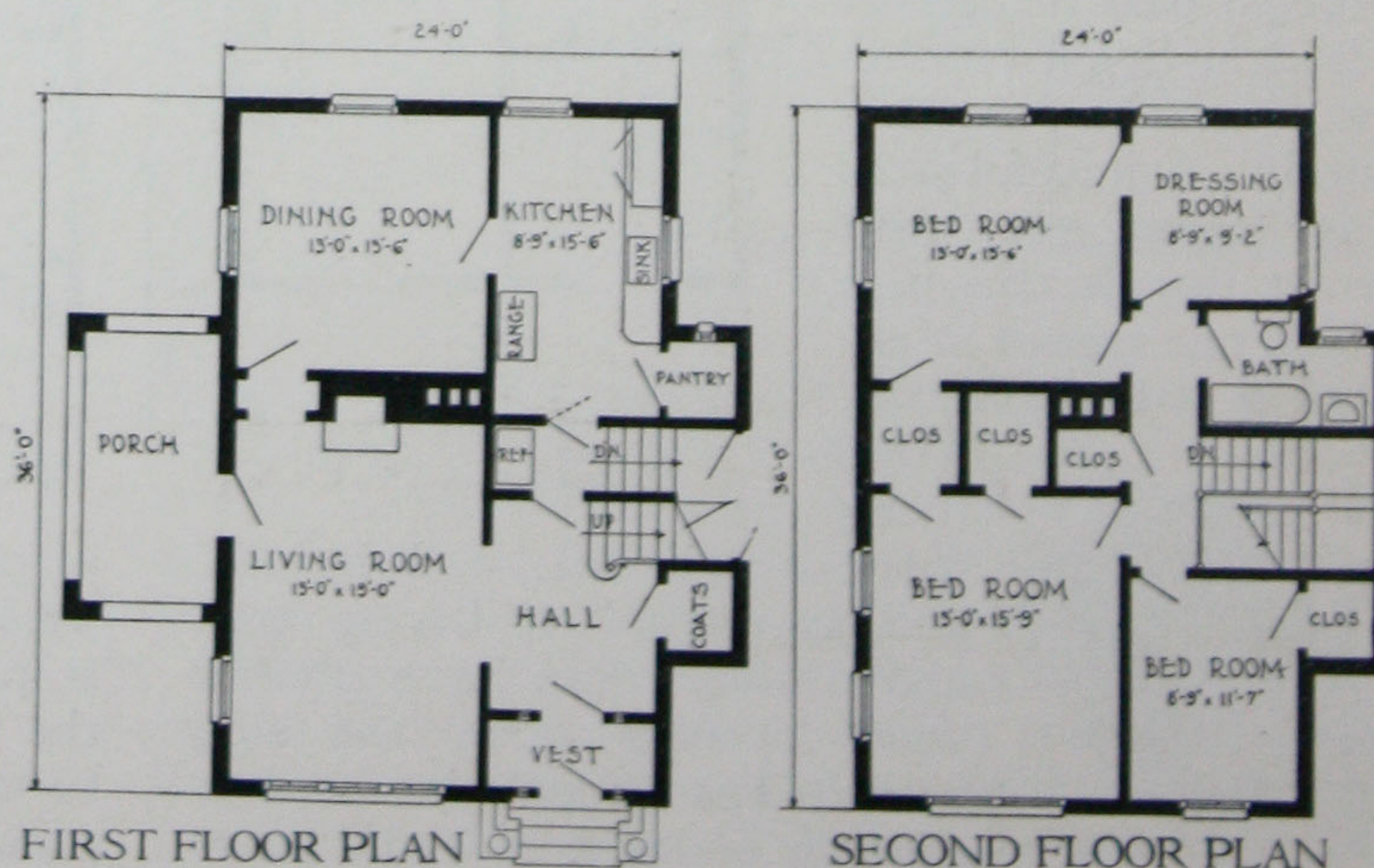
Hoppin, Field & Peirce, Architects, Providence, R. I.

THE exterior appearance and the interior arrangement of this handsome suburban home are in entire accord, and the expectation of the observer that a house with such an impressive exterior must have an especially spacious plan is entirely fulfilled. In both appearance and arrangement it is a home of distinction. A fairly large lot will be necessary to give it the setting which it deserves.

The keynote of spaciousness is first noticed in the vestibule, which is of unusual width. So is the main hall. In fact, it is a room in itself, and in combination with the fine living rooms, forms a highly effective unit. A good porch adds further utility to the living quarters. Beside the fireplace is a deep recessed opening which leads to the square dining room. The kitchen, located for easy access both to the dining room and to the front of the house, is designed as a household workshop.

The second floor supplies an interesting development in sleeping space. While the small room of the two-room suite is indicated as a dressing room, it can be used as a nursery

and as a room for a small child it will be found particularly well suited. It opens off the parents' room; it also has cross ventilation assuring fresh air at all times. The two other bedrooms will make a similar combination equally effective and useful. Closet space is not spared, and the provision for linen storage is a delight.





A reminiscence of Colonial days

No. 6216—The Mount Vernon

Donn Barber, Architect, New York, N. Y.

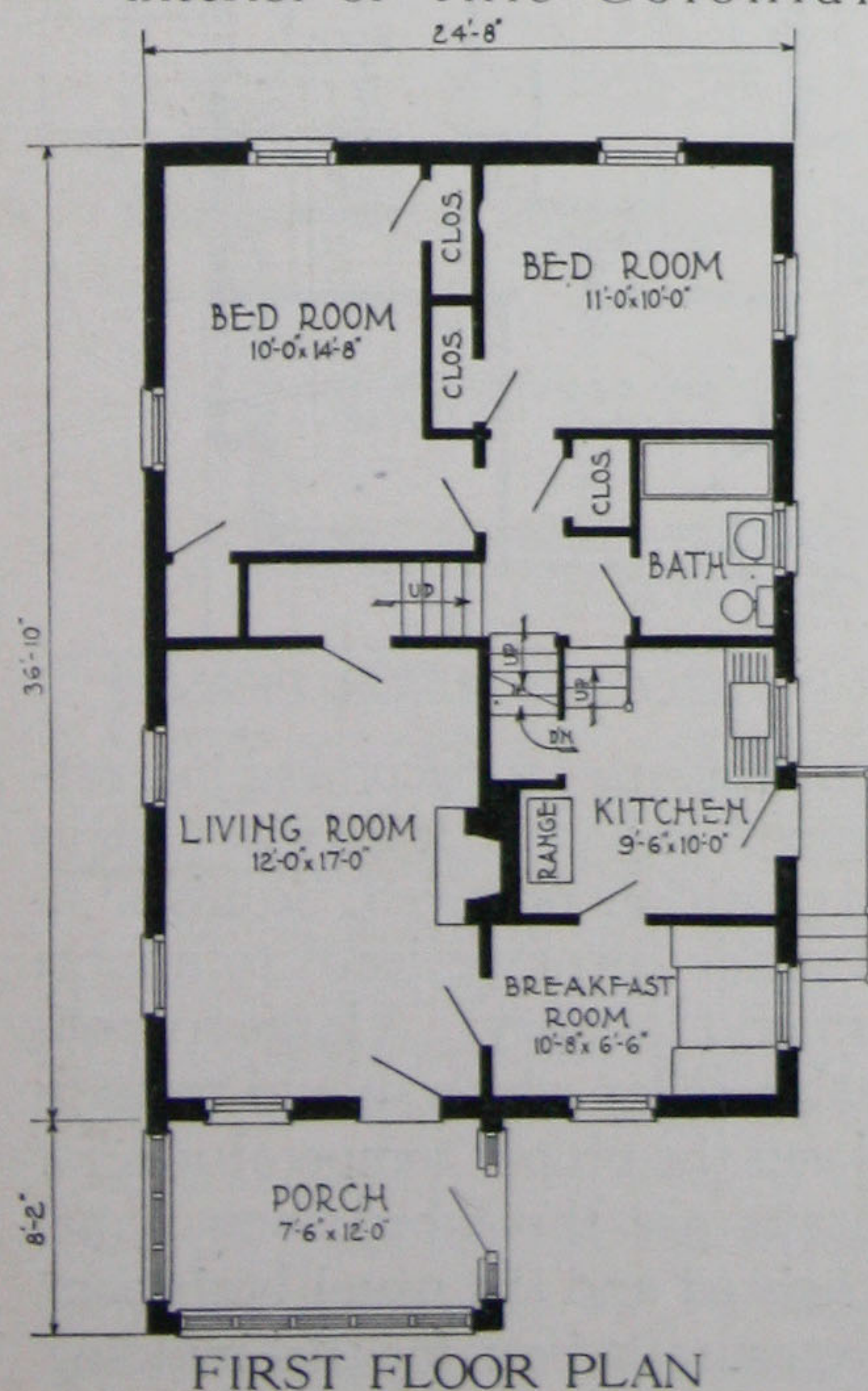
SOME very original features are included in the interior of this Colonial house, the variation in floor levels of the first story being the most striking. This feature may make the plan advantageous for a sloping site.

The main roof is extended to cover the front glazed porch, through which entrance is had to the living room. No formal dining room appears, its place being taken by a breakfast room containing at one end the set

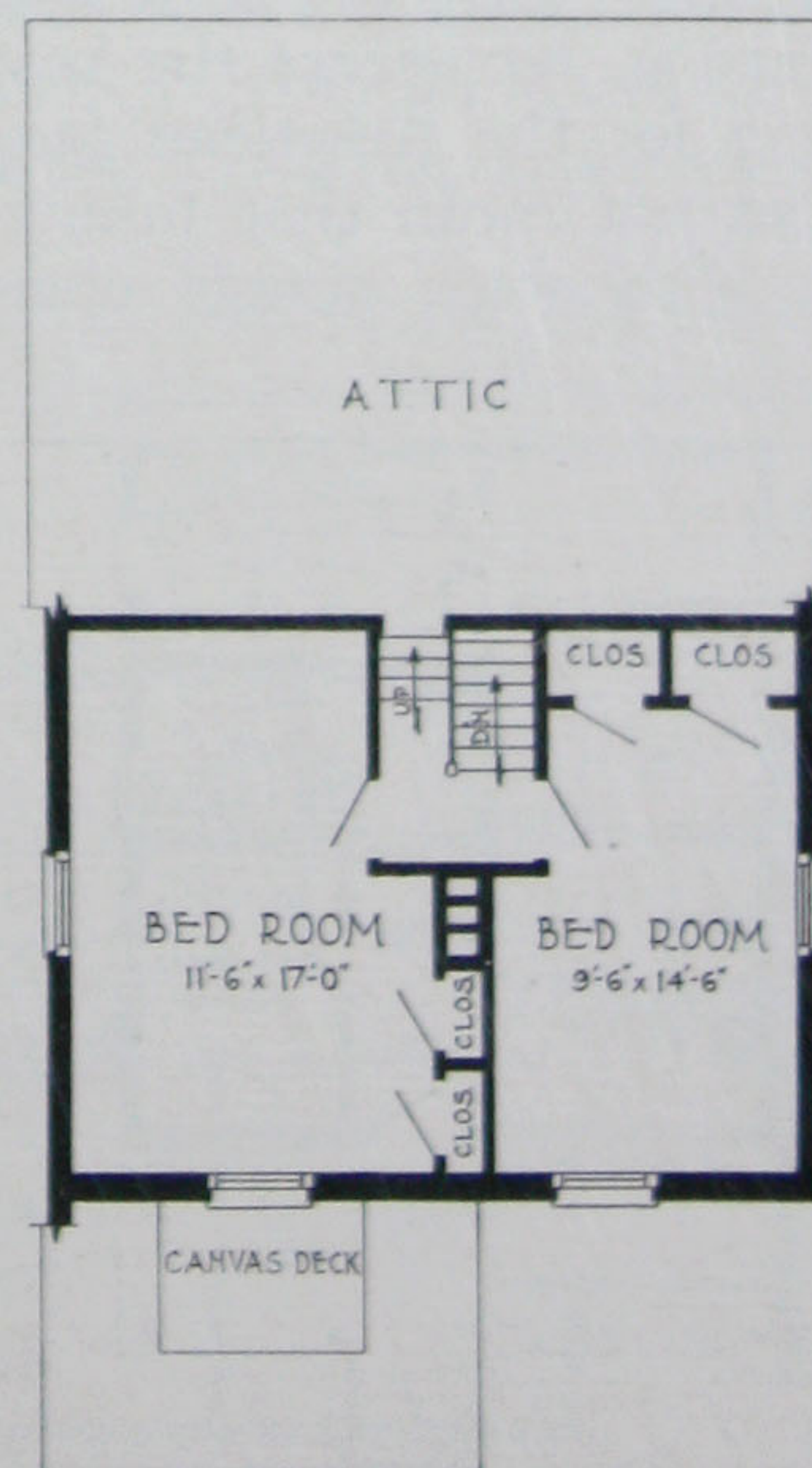
seats and table of the popular breakfast nook. Adjacent to this is the kitchen. There are four bedrooms, two on each floor.

The prospective builder will notice that by careful conservation of space in the accompanying plans, and the elimination of the usual dining room, it has been possible to make the remaining rooms considerably more spacious than would otherwise be possible. The living room and the bedrooms are all large and comfortable. The attic gives a large space for storage, as is shown in the drawing to the right.

The house is suited either to a narrow or wide lot.



FIRST FLOOR PLAN



SECOND FLOOR & ATTIC

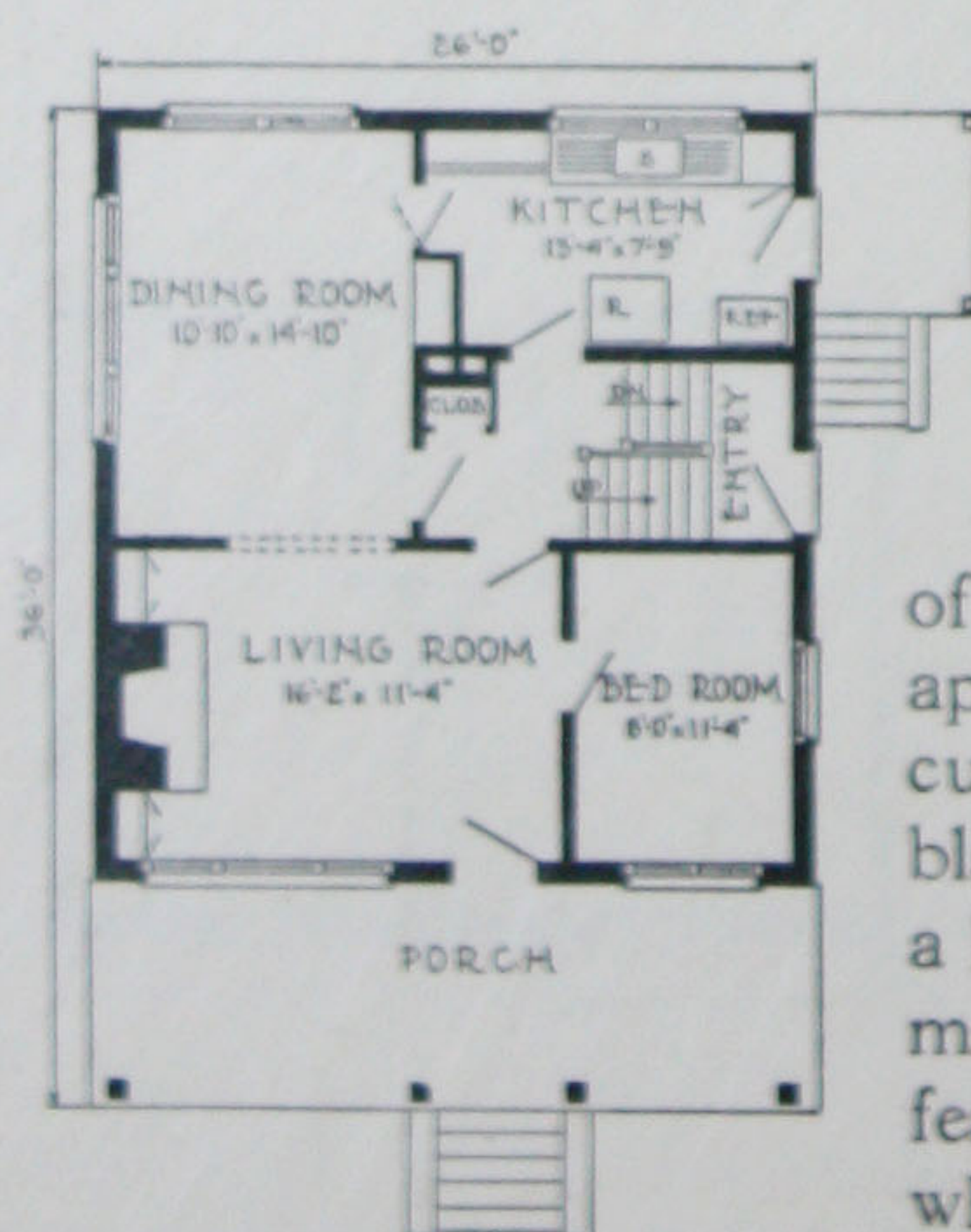


A comfortable farmhouse planned by agricultural experts

No. 7201—The Middebury

Designed by the Extension Division, College of Agriculture
Ohio State University, Columbus

THIS comfortable looking farm house, designed by agricultural experts, who are thoroughly familiar with the practical requirements of farm housing, represents the best modern ideas in planning for the American farm home; this, however, does not mean that taking the plans as they are, or with some simple changes easily made, they

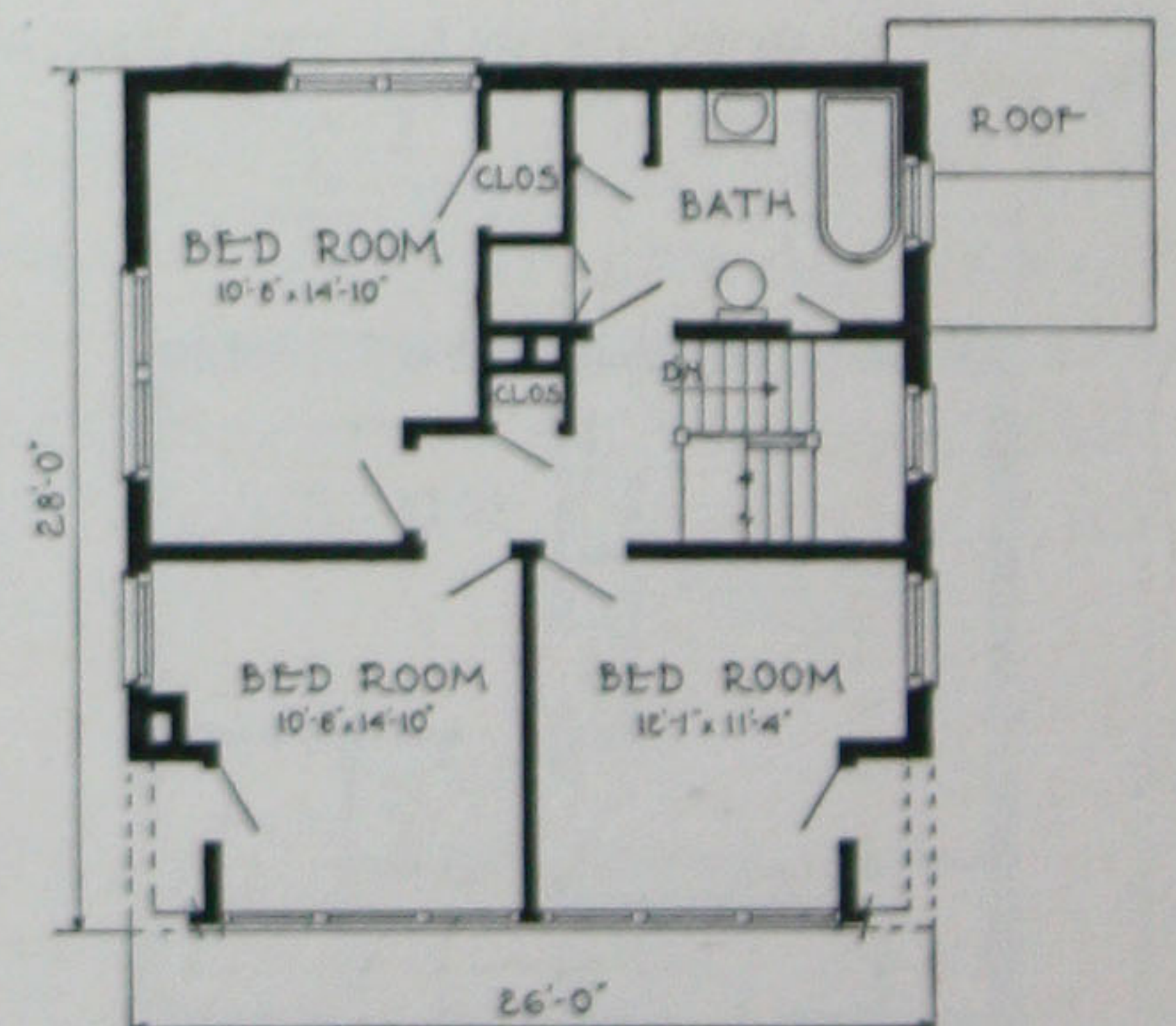


FIRST FLOOR PLAN

would not be equally suitable for town or suburb. Fire-safe construction is of the greatest importance in the building of a farm house because of the lack of fire-fighting apparatus and the difficulty of controlling a blaze once started. With a house built of concrete masonry, no one need fear the danger of fire, which in past years has been responsible for the

destruction of millions of dollars worth of farm property. In addition to the usual living room, large dining room and kitchen on the main floor, there is a convenient office which will be found exceedingly useful in these days when farm business is becoming increasingly complex; if desired, however, it may be used as a bedroom or, with partition removed, be added to the living room. A grade entrance leads to a large basement wash room and laundry. A large space is set aside for a vegetable cellar which should be sufficiently walled in to keep the proper temperatures for good storage. Upstairs are three bedrooms, cross ventilated and well lighted and the usual bathroom.

A south or east exposure is best for this building.



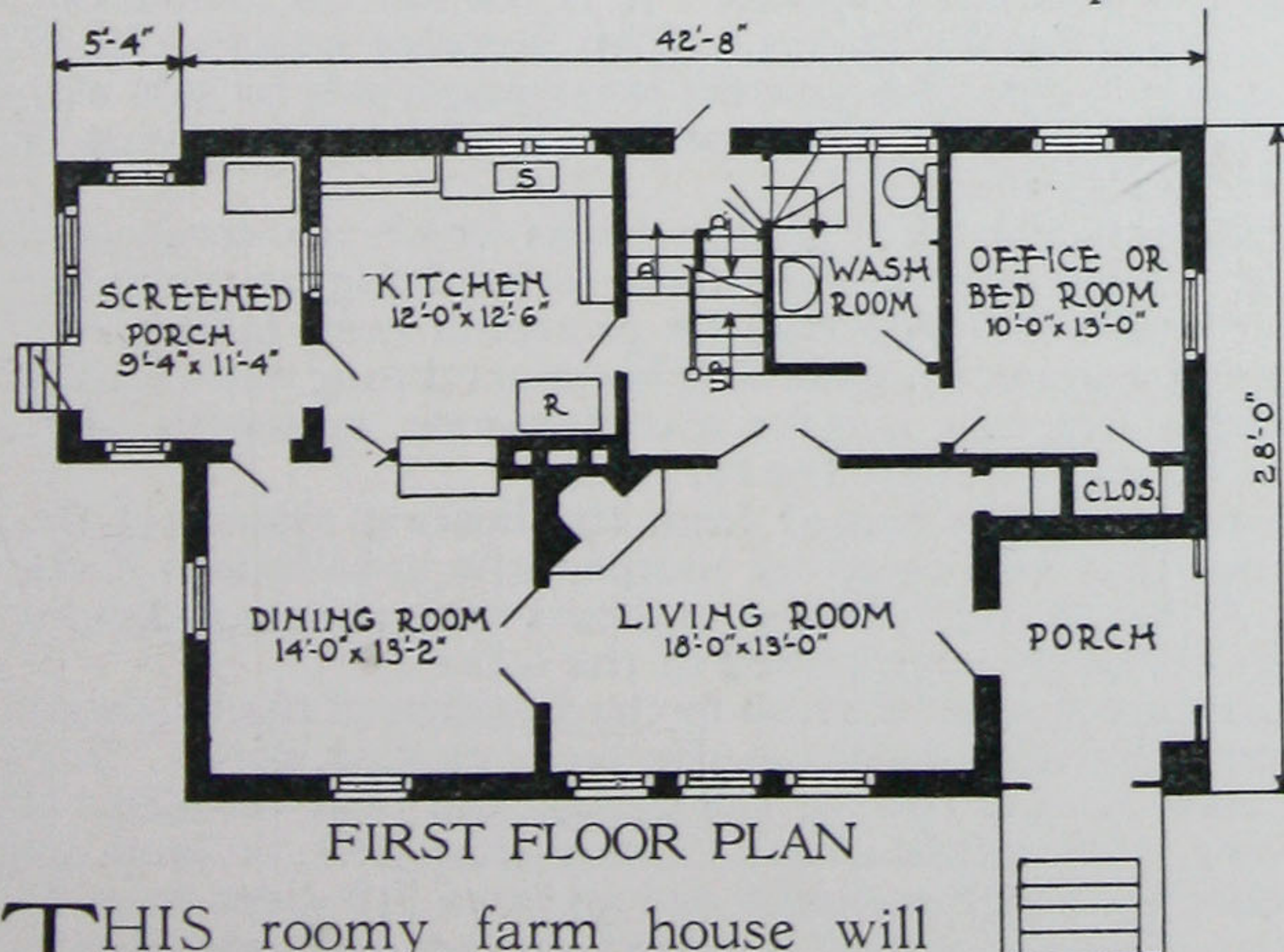
SECOND FLOOR PLAN



A farm home for a large family

No. 7202—The Wallingford

Wm. Draper Brinckloe, Architect, Easton, Md.



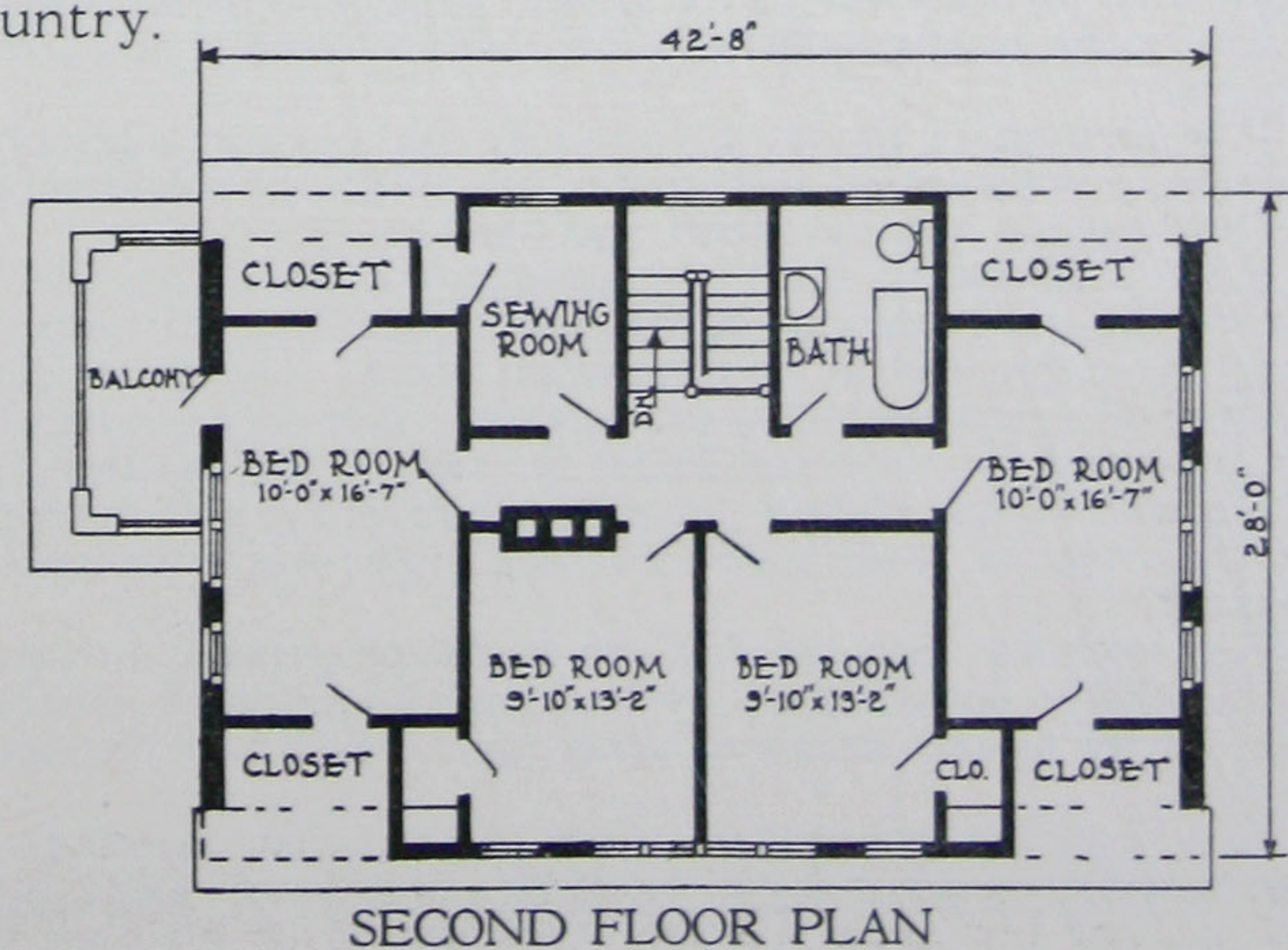
THIS roomy farm house will suit almost any setting and with white stucco walls with green trim and blinds and foliage will look inviting.

The large living and dining room supply the space necessary at times when many must be accommodated. The kitchen contains large cupboards and china closet, which can also be opened on the dining room side. At the other end of the house is the office—a much needed room in these days of modern farming when cost keeping and other records are so important. Under the rear screened porch is a large concrete rain water tank.

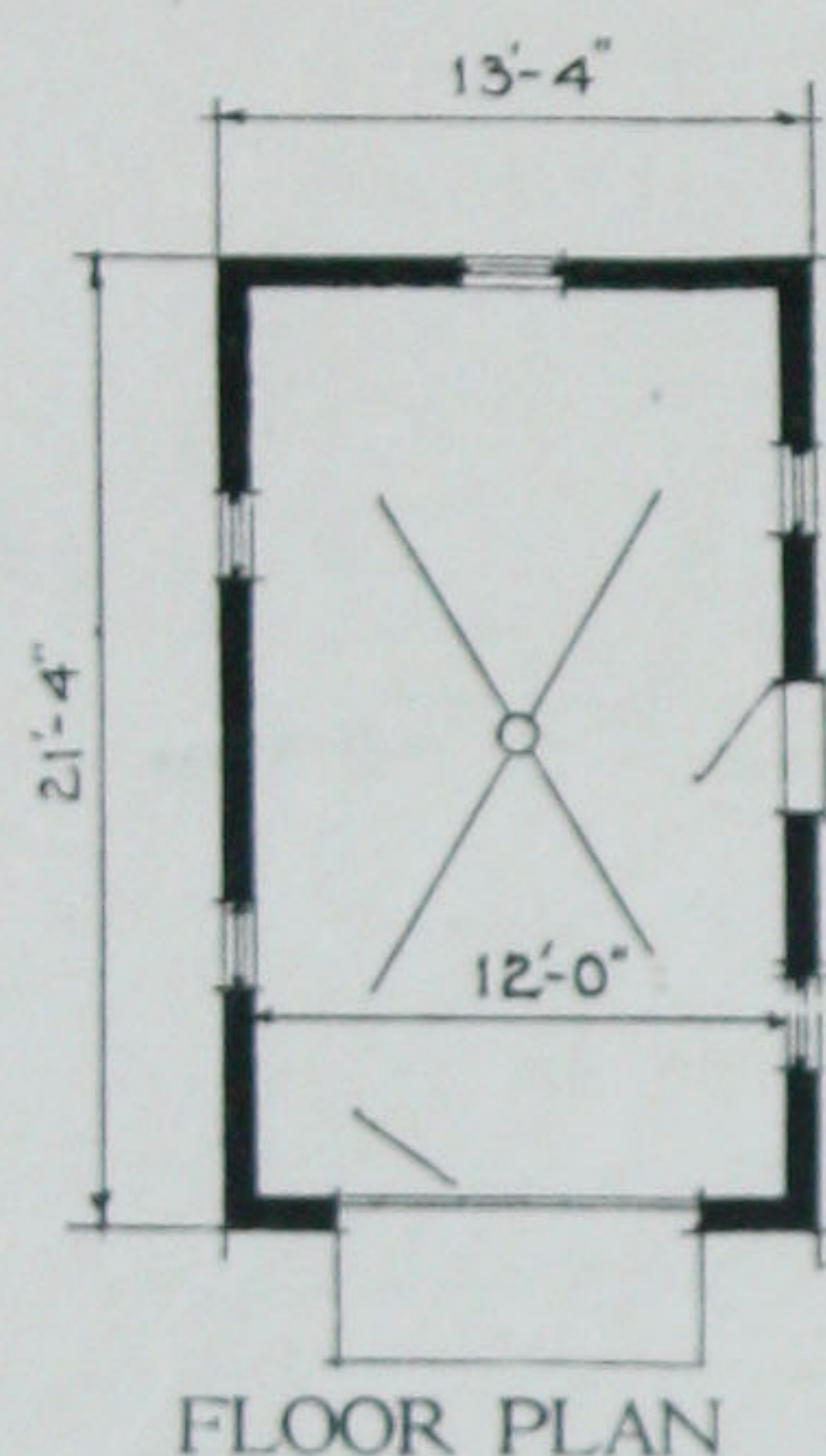
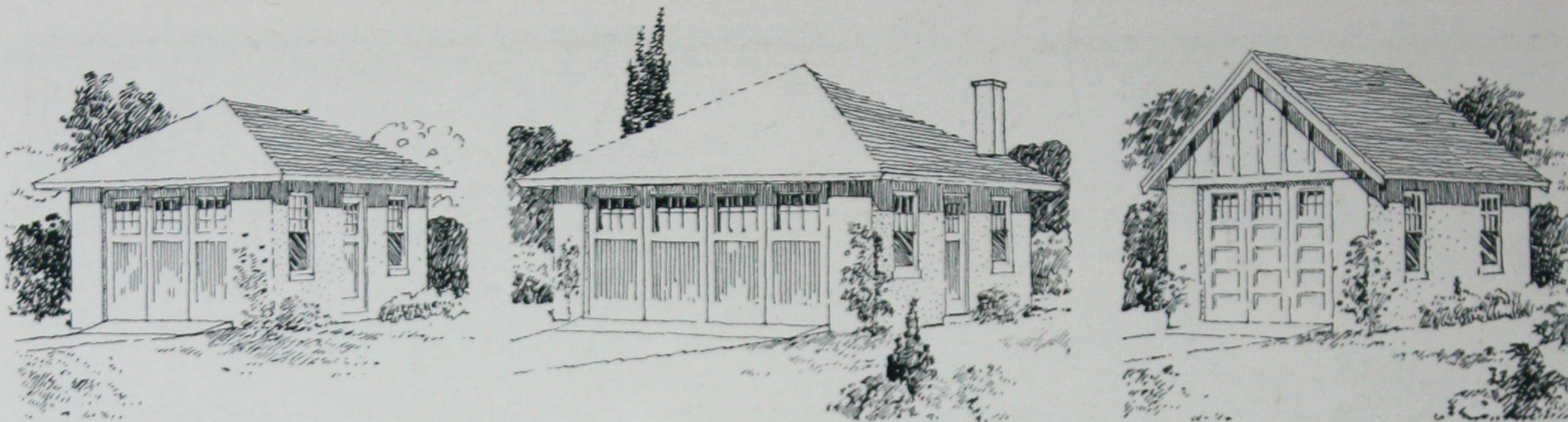
Upstairs we find four good bedrooms, a bathroom, and a small room for sewing or storage.

This structure, built of concrete block stuccoed with portland cement stucco and covered with a fire-resistive roof, will be proof against the risk of fire so much dreaded on the farm where one cannot turn in an alarm for the fire department and where one's nearest neighbors may be some distance away.

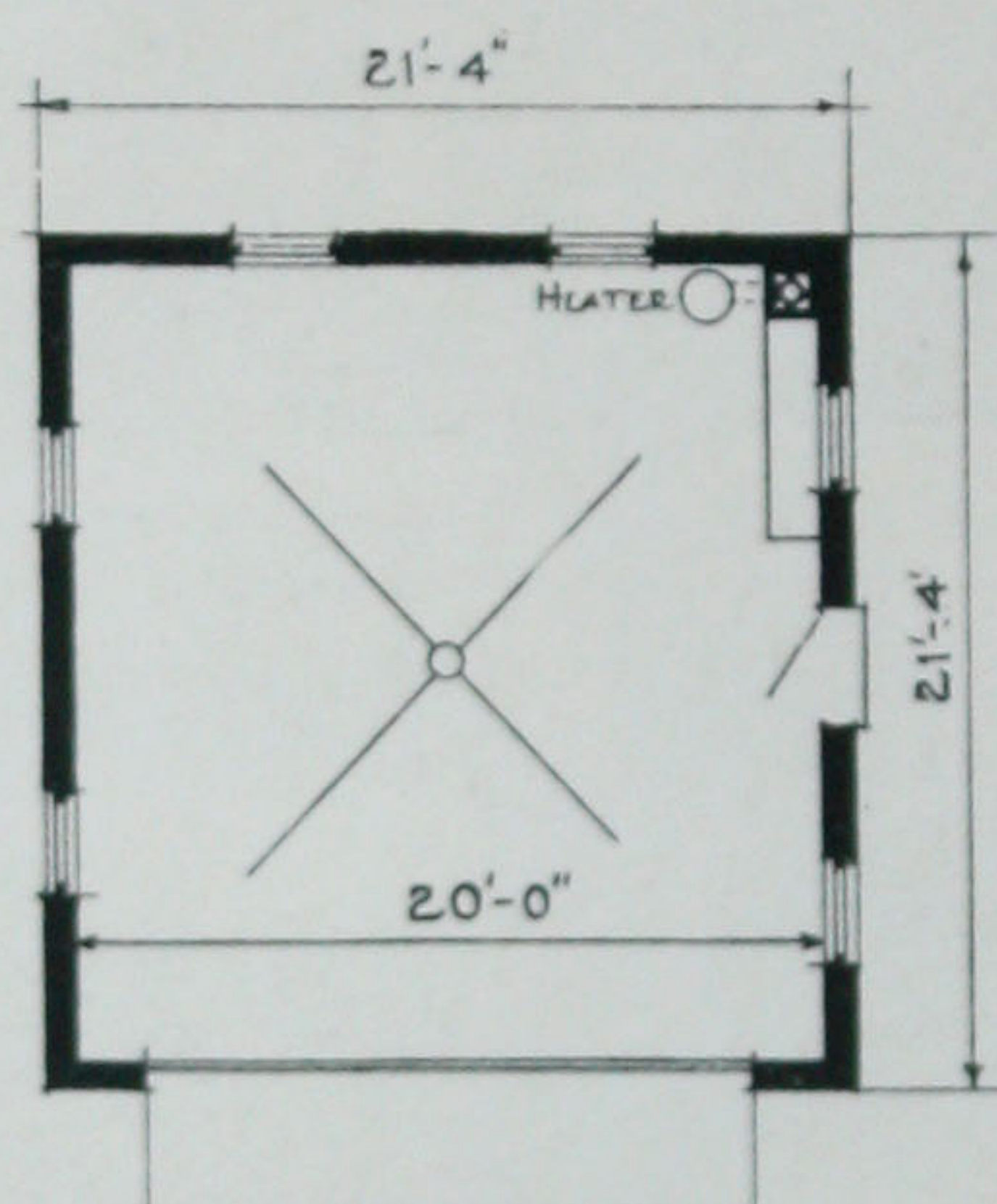
Although designed for farm conditions, the pleasing lines of this house will appeal to many families in suburb and country.



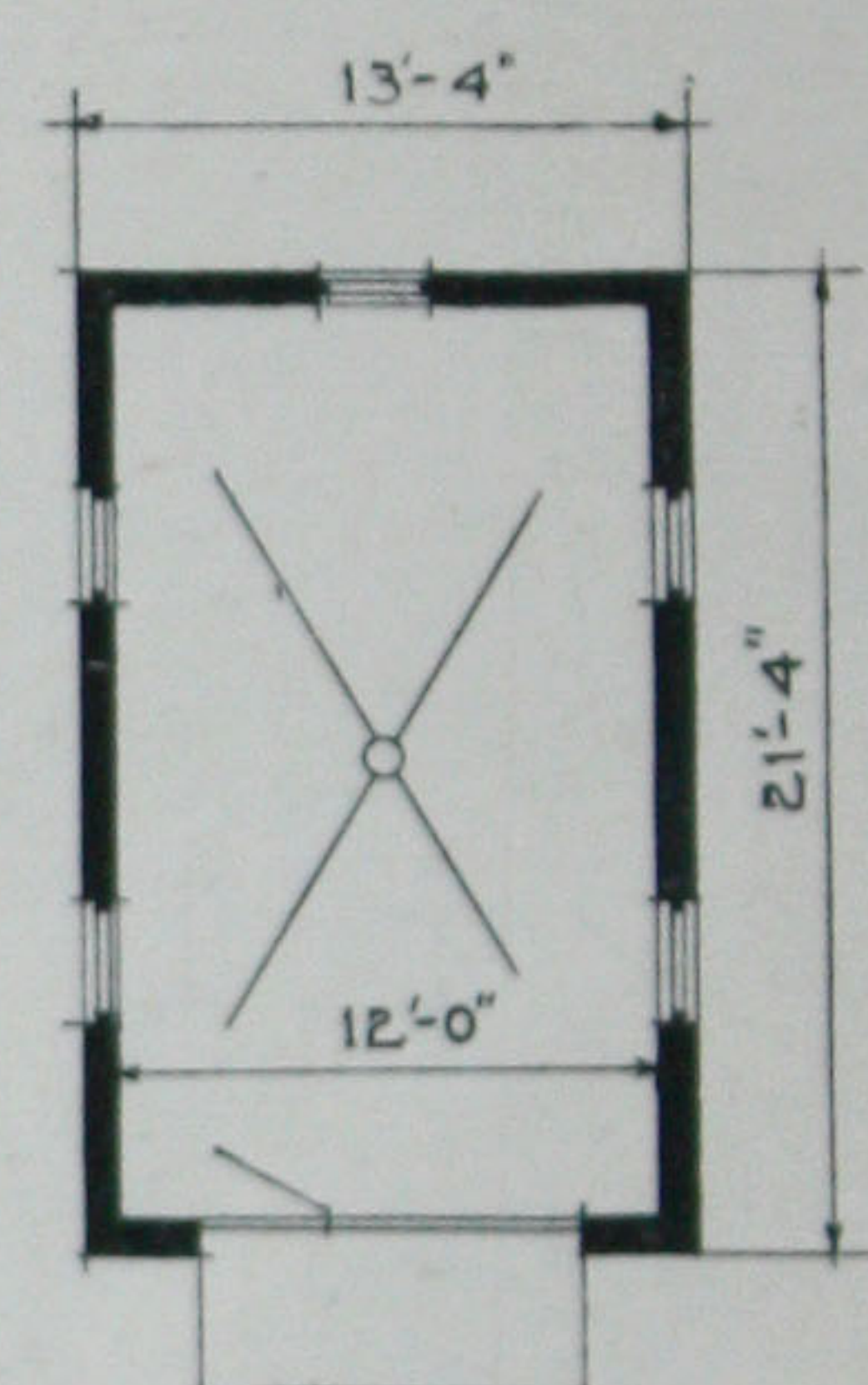
Plans for Concrete Houses



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

Concrete Block Garages

THE appearance of many a well designed house is spoiled by placing near it a cheap and poorly constructed garage.

The house and garage should be considered together in designing the home and should be fitted into the lot by suitable landscaping and a proper layout of walks and driveways.

The material for wall and roof construction of house and garage should be the same or at least harmonize. If stucco is used for the house it should also be used for the garage.

As the garage is generally located near the house it should be an attractive structure that will add to the beauty of the place. Buildings with stucco surfaces harmonize well with other structures and with natural surroundings whether in town or country. They also provide an atmosphere of stability which makes them doubly attractive.

Thousands of concrete block garages in successful use and large numbers now being erected, furnish the best proof of their fitness and suitability. Concrete block are suitable for all classes of garages from the smallest one-car building to the type with separate rooms for several cars, such as are usually built for the accommodation of car owners living in apartment houses.

The amount of money invested in the average automobile justifies a substantial garage that will afford the required protection against weather, theft and fire.

With a garage on the home grounds the owner has his car where the most use can be made of spare time to keep the machine clean and in good running order. He has a place to keep oil, grease and other car supplies. Not only is it handier to have the car near the house for use in emergencies, but there will be less danger from fire, tampering and pilfering, as the owner is usually able to keep closer watch on garage and car.

A garage that increases fire risk on the property is a menace rather than a convenience. In many cities fireproof construction for the garage is insisted upon regardless of how the house is built.

City building regulations often require that buildings of combustible construction be built five or ten feet away from the lot line but allow fireproof buildings to be built on the

lot line. On narrow city lots fireproof concrete block garages have thus a decided advantage over others in saving space. The five-foot strip of land between lot line and a garage that can burn is practically useless. It is too narrow to cultivate and is shaded by the garage. With fireproof concrete block construction it is possible to erect two garages side by side with a fireproof party wall on the lot line, resulting in a saving of space for both owners.

An essential feature of garage design which is incorporated in the above plans is the wide eaves, or overhang, at the doors, in order that the owner may be protected from falling rain or dripping water when unlocking his doors during wet weather. The door at the side is quite a convenience, especially when it is not intended to take the car out.

Garages are often heated from the heating system of the house but may be heated by independent installations if desired. A flue for this purpose is shown on one of our designs and can easily be incorporated in the others.

Special care should be given to the selection of the hardware for supporting and operating the large moving doors. This is the only moving part of the garage and false economy at this point is shortsightedness. Doors that stick or bind are a nuisance to the automobilist and an extra \$10 spent on good hardware will pay for itself in added comfort and convenience.

The car owner, even if he owns a small car, should build his garage large enough in anticipation of having a larger car some day so he will not have to rebuild or remodel at considerable expense. He will also find that a garage wide enough to provide plenty of working space will be very convenient and he should have room enough at the back for a work bench and lockers for accessories.

The floor should, of course, be of concrete and concrete driveways from the street to the garage will look better and will not require repair. The floor should extend at least three feet outside the door in order to provide a firm entrance.

A concrete block garage is practically permanent. There are no bills for painting excepting windows and doors and no other maintenance and repair. The car owner is secure in the knowledge that his machine has maximum protection.

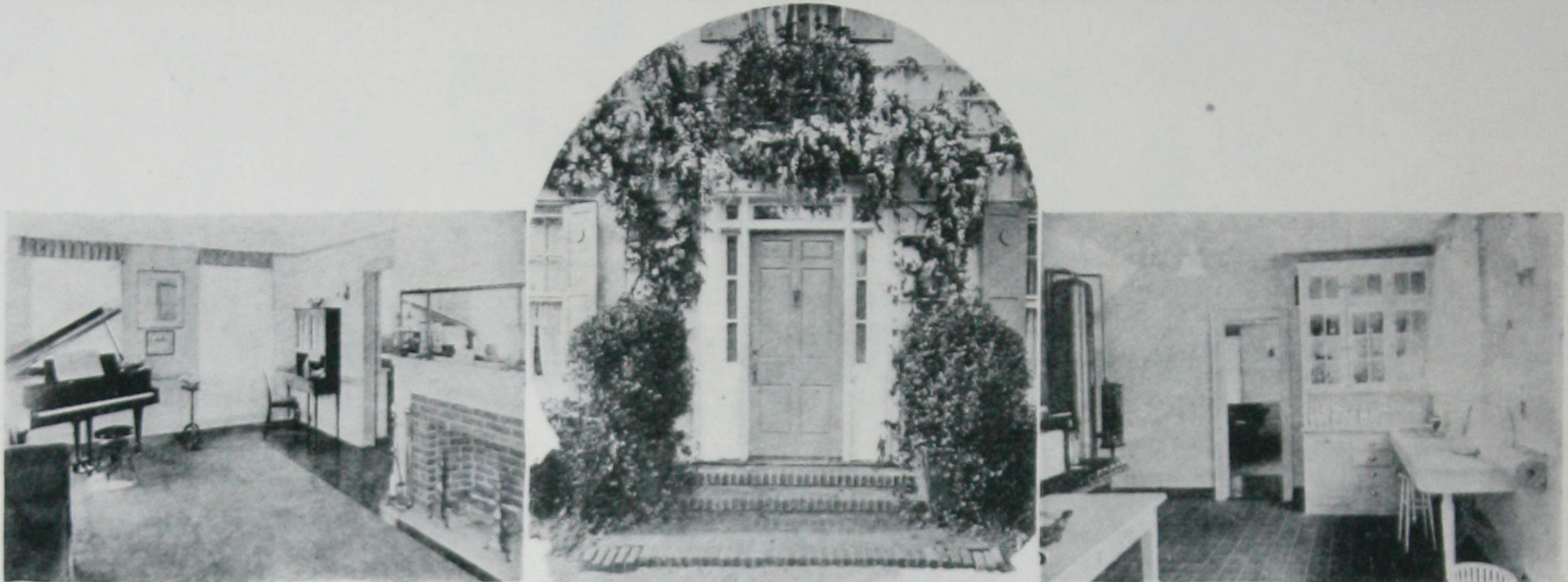
A Group of
Photographs and Plans
of
Concrete Masonry Houses

The development of concrete masonry as a method of construction for houses is proceeding apace. Using this high-class material that is adaptable to any style of architectural design, that is itself permanent and fire-safe, that is available anywhere, the American home-builder is certain to obtain the maximum in economy, beauty, durability and value.

In the succeeding pages are shown some typical examples of the beautiful homes of concrete masonry that are being built everywhere. In every instance they are the product of designers and builders thoroughly conversant with the comparative qualities of various building materials.

They are homes of which any owner may be proud.

Plans for Concrete Houses



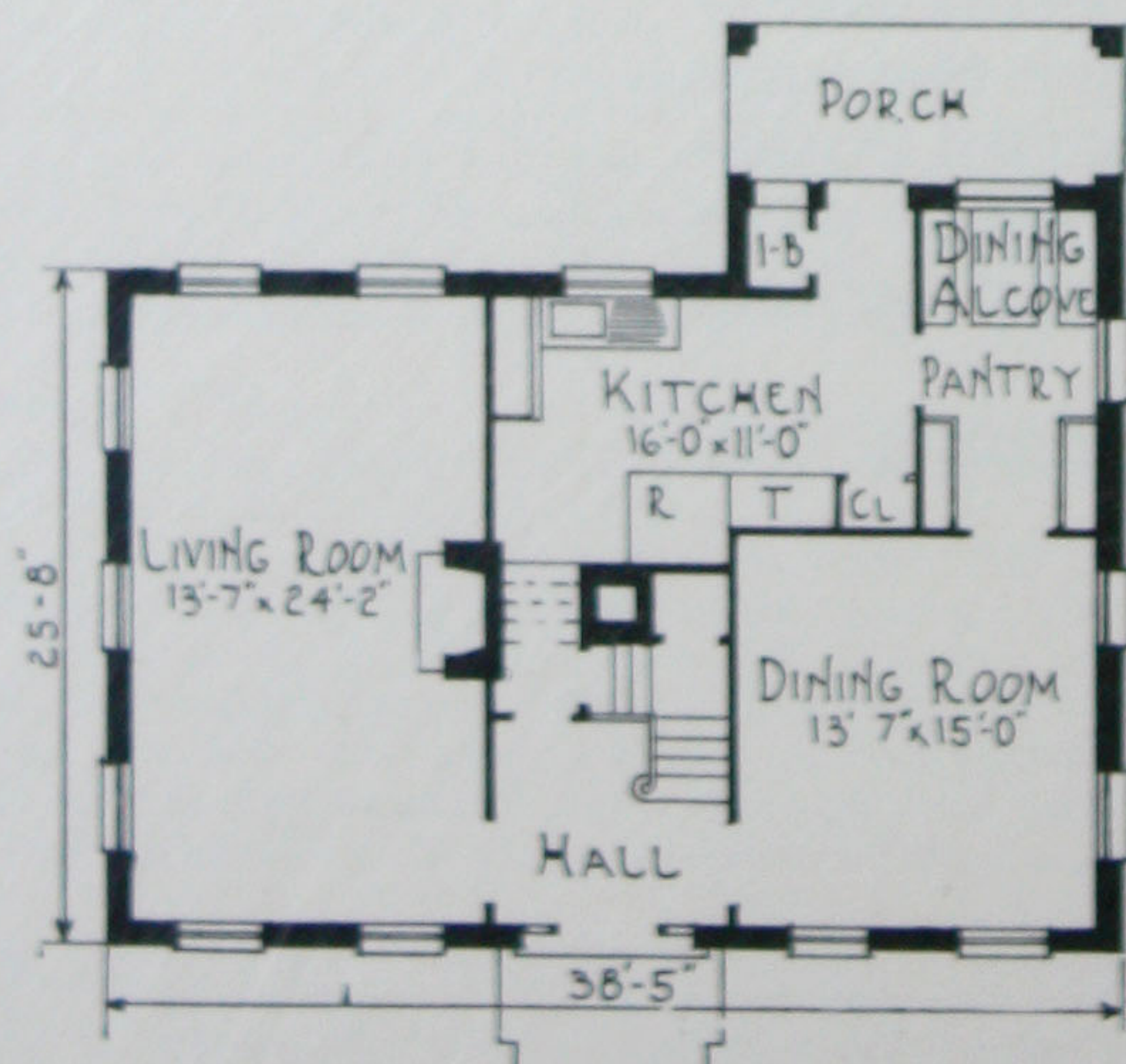
LIVING ROOM

FRONT ENTRANCE

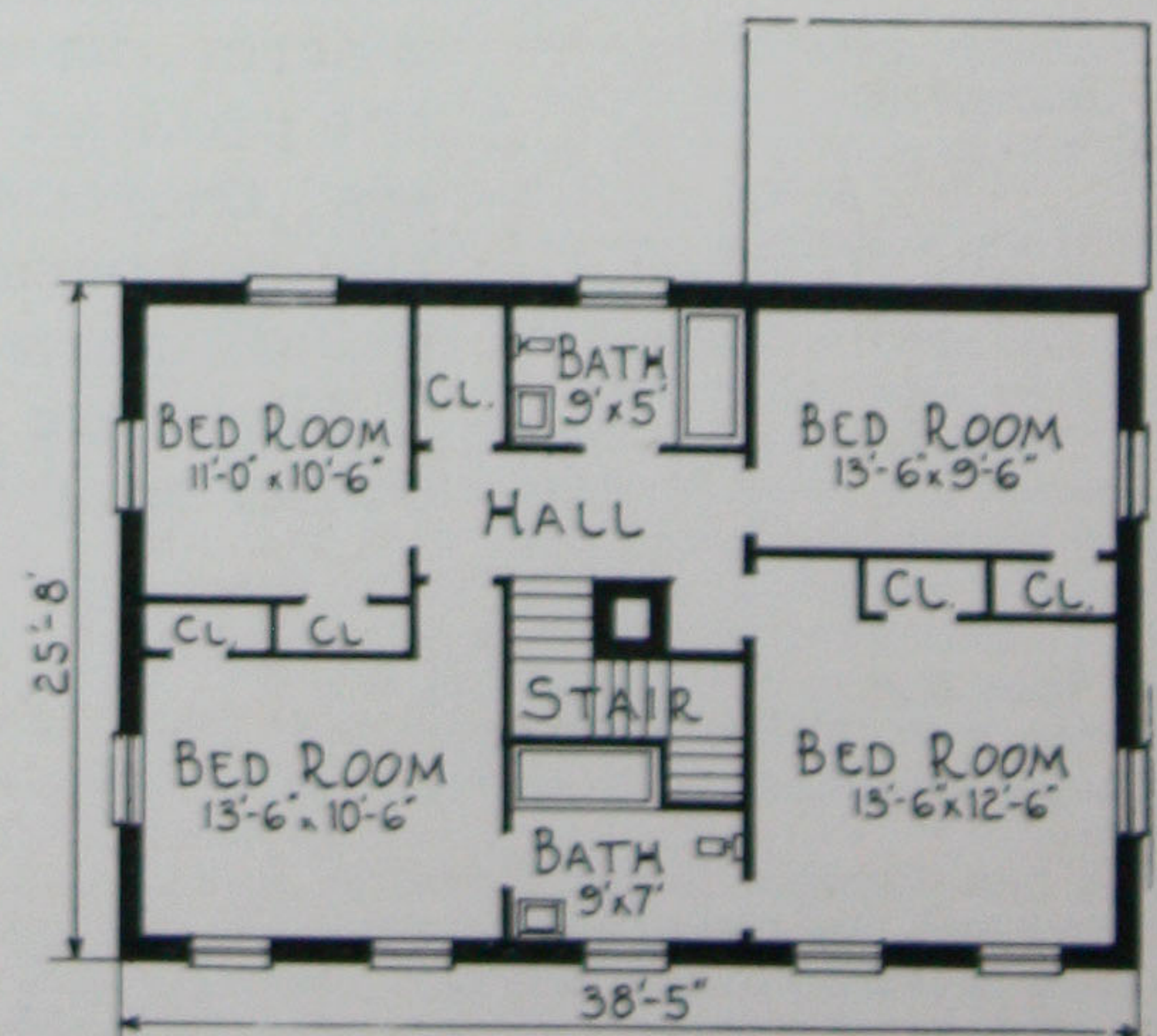
KITCHEN



The famous "Home Sweet Home" house. Redesigned by Donn Barber, Architect, and erected under the auspices of the National Federation of Women's Clubs at Washington, D. C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

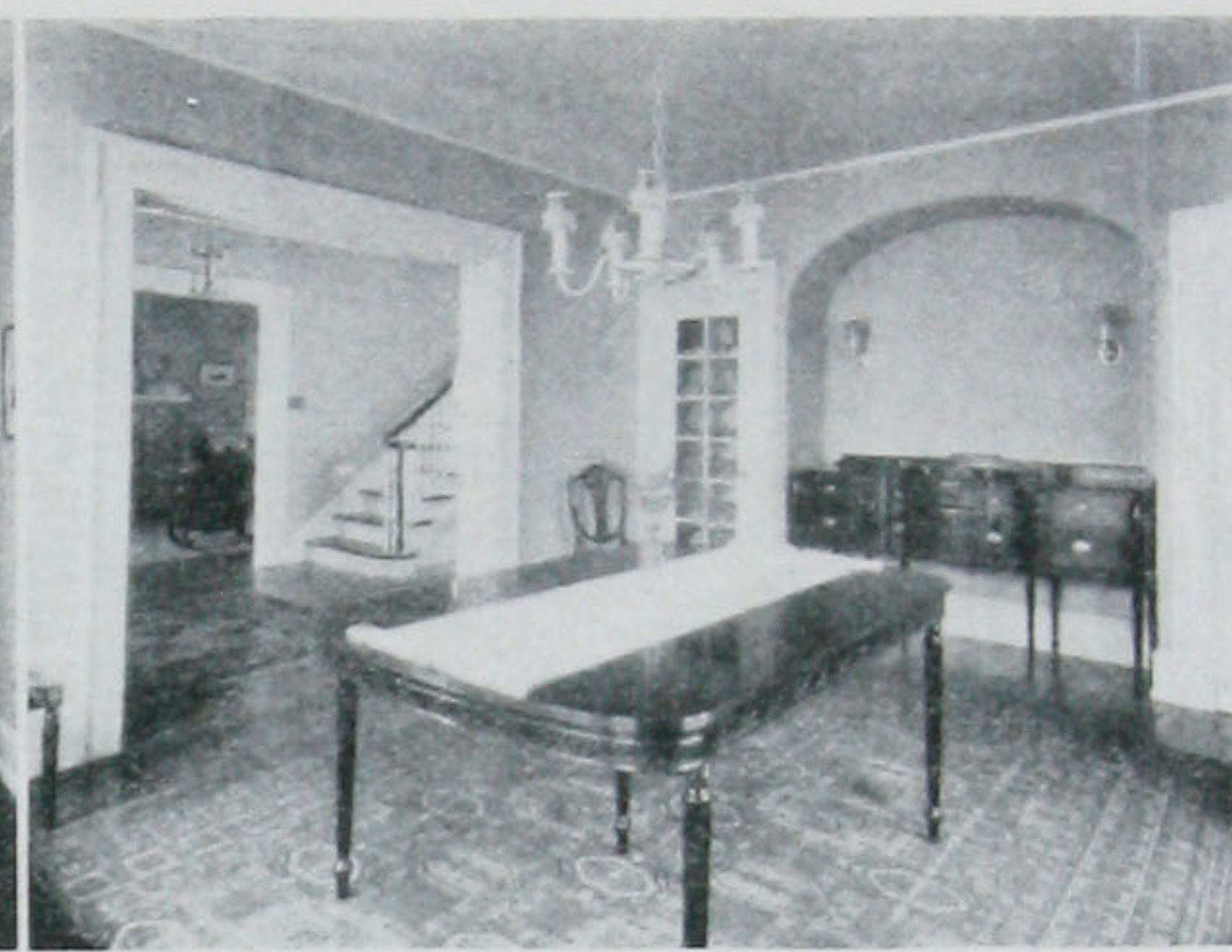
Plans for Concrete Houses



VIEW INTO LIVING ROOM



LIVING ROOM



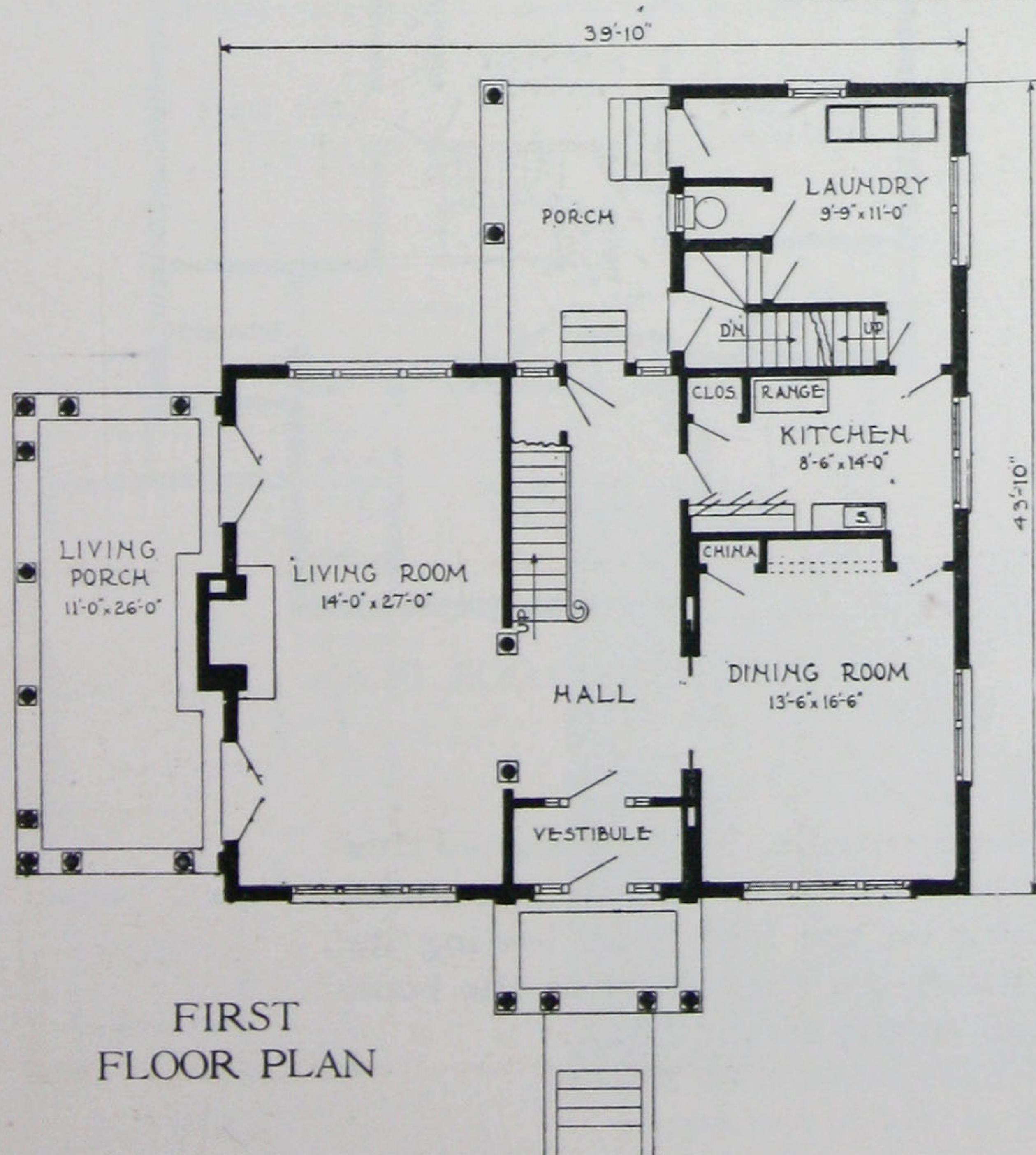
DINING ROOM



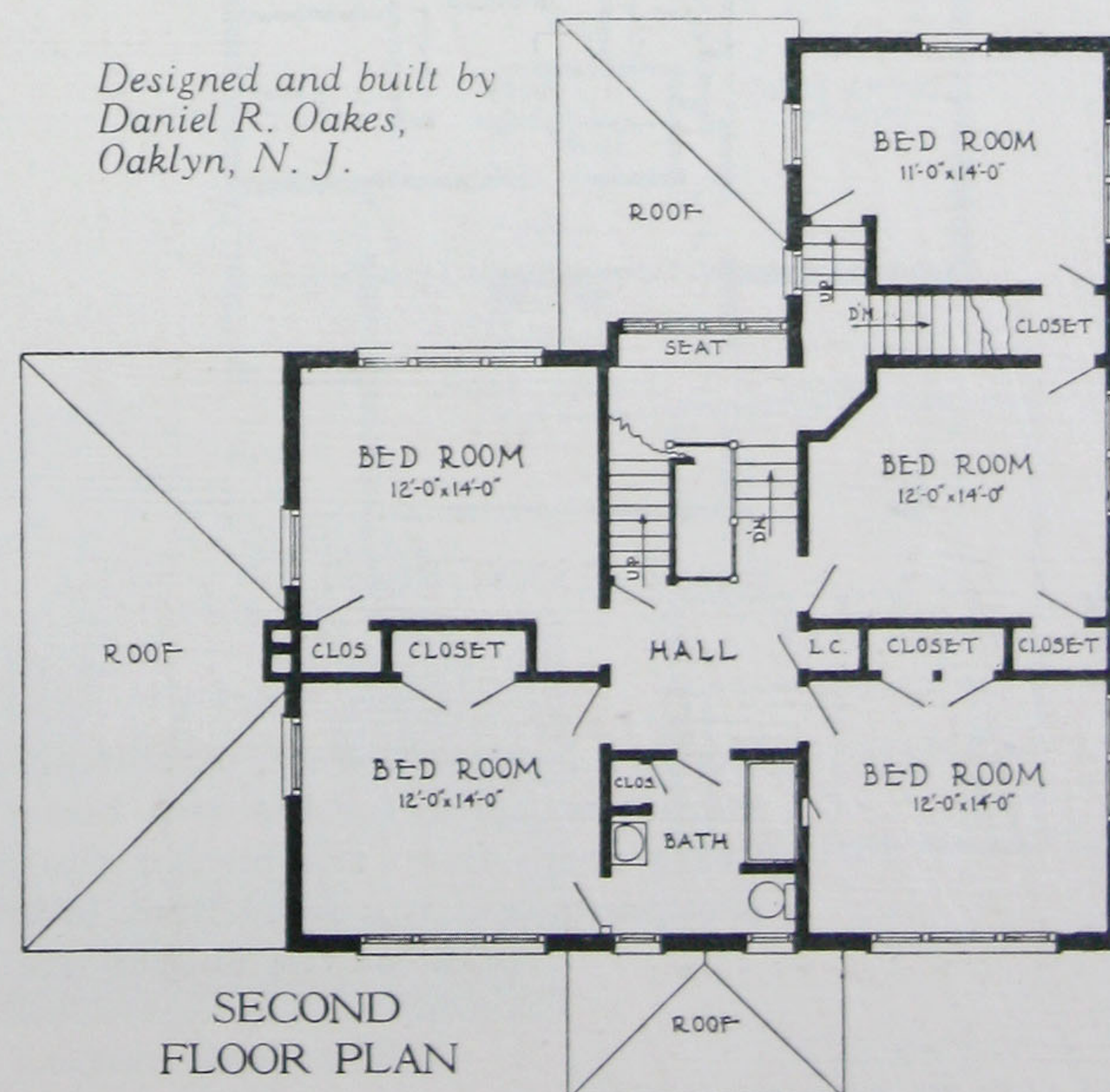
STAIR HALL



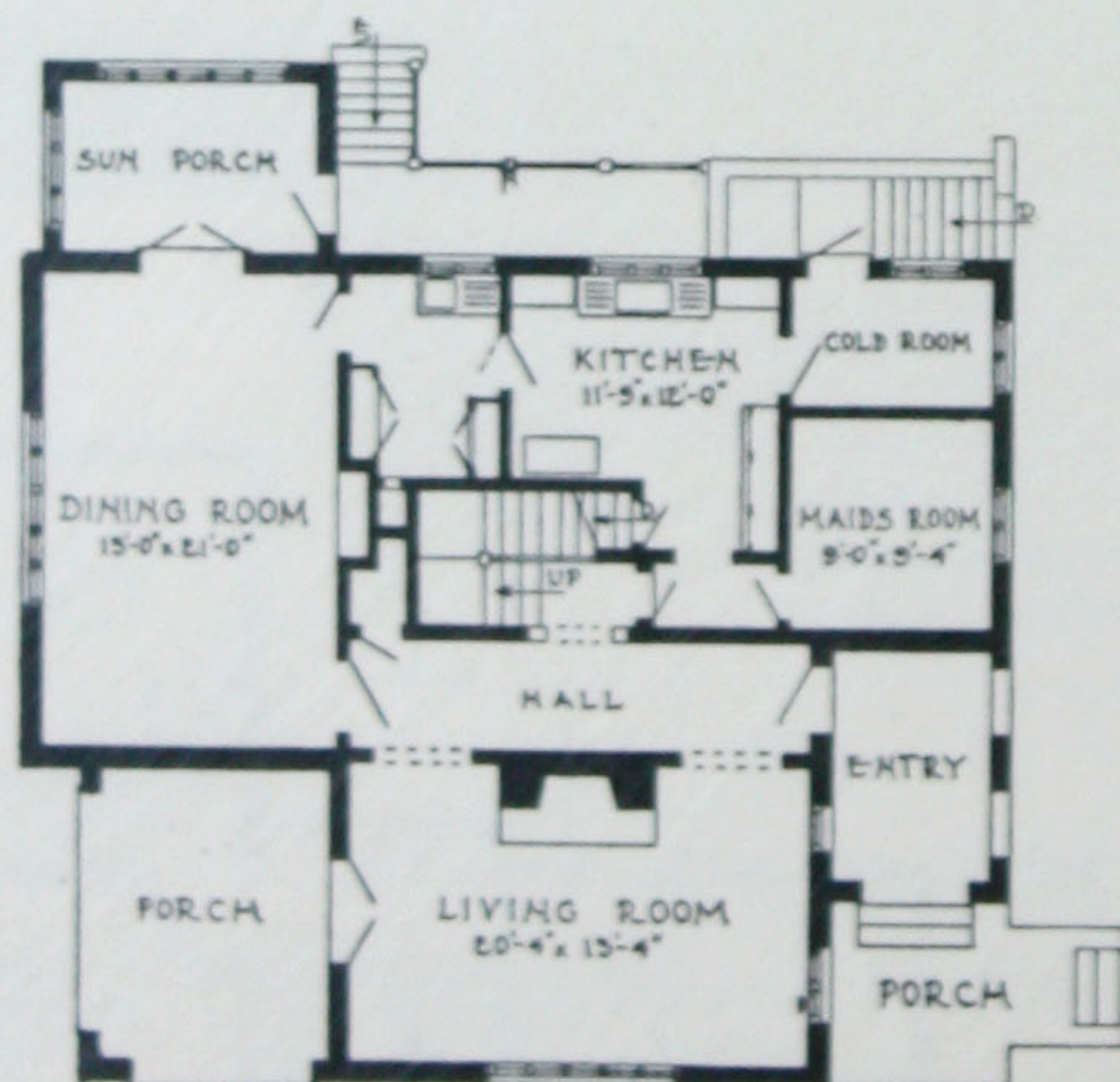
Residence of Mr. F. C. Dickensheets,
Gloucester, N. J.



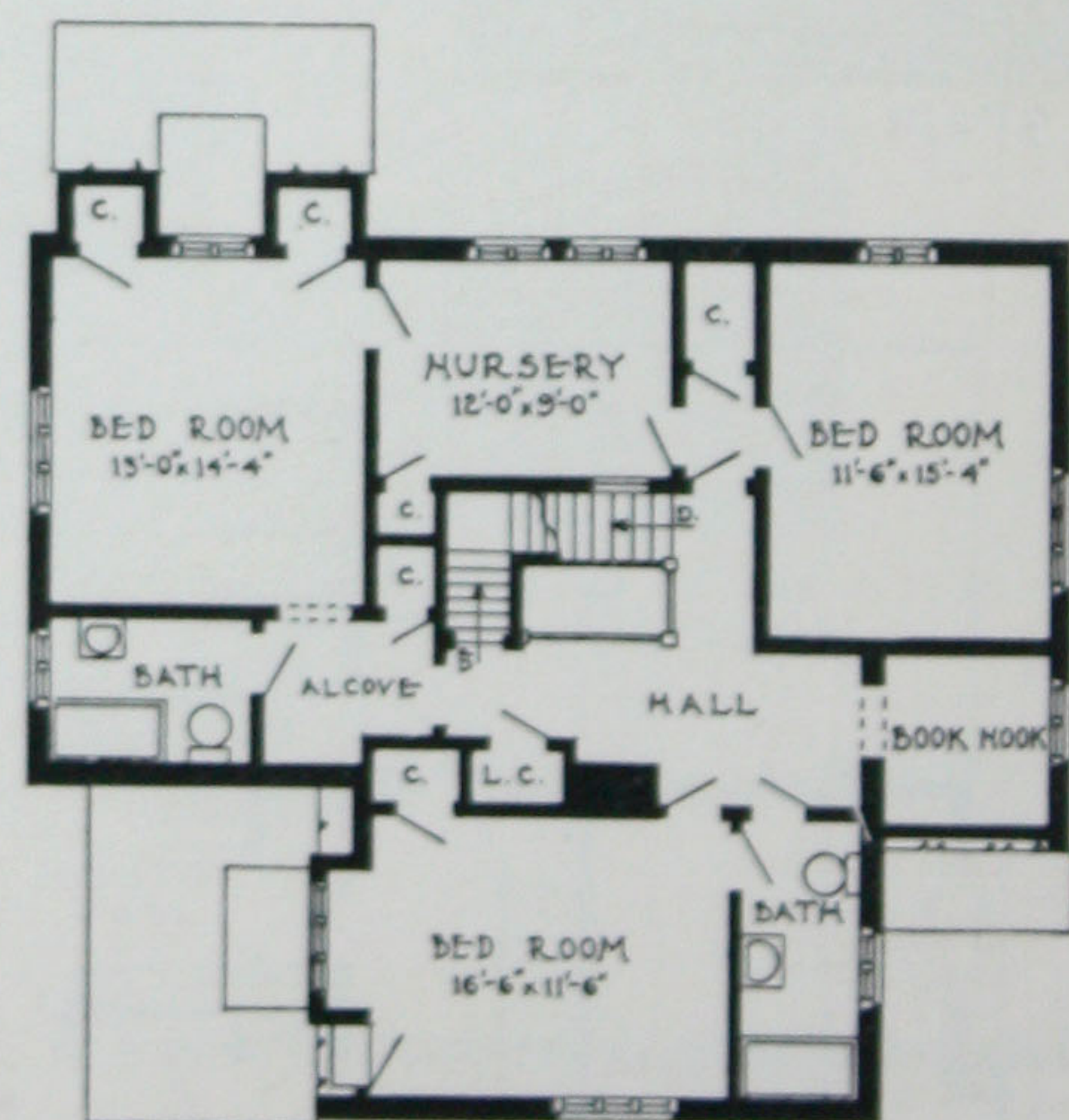
*Designed and built by
Daniel R. Oakes,
Oaklyn, N. J.*



Plans for Concrete Houses



FIRST FLOOR PLAN



SECOND FLOOR PLAN

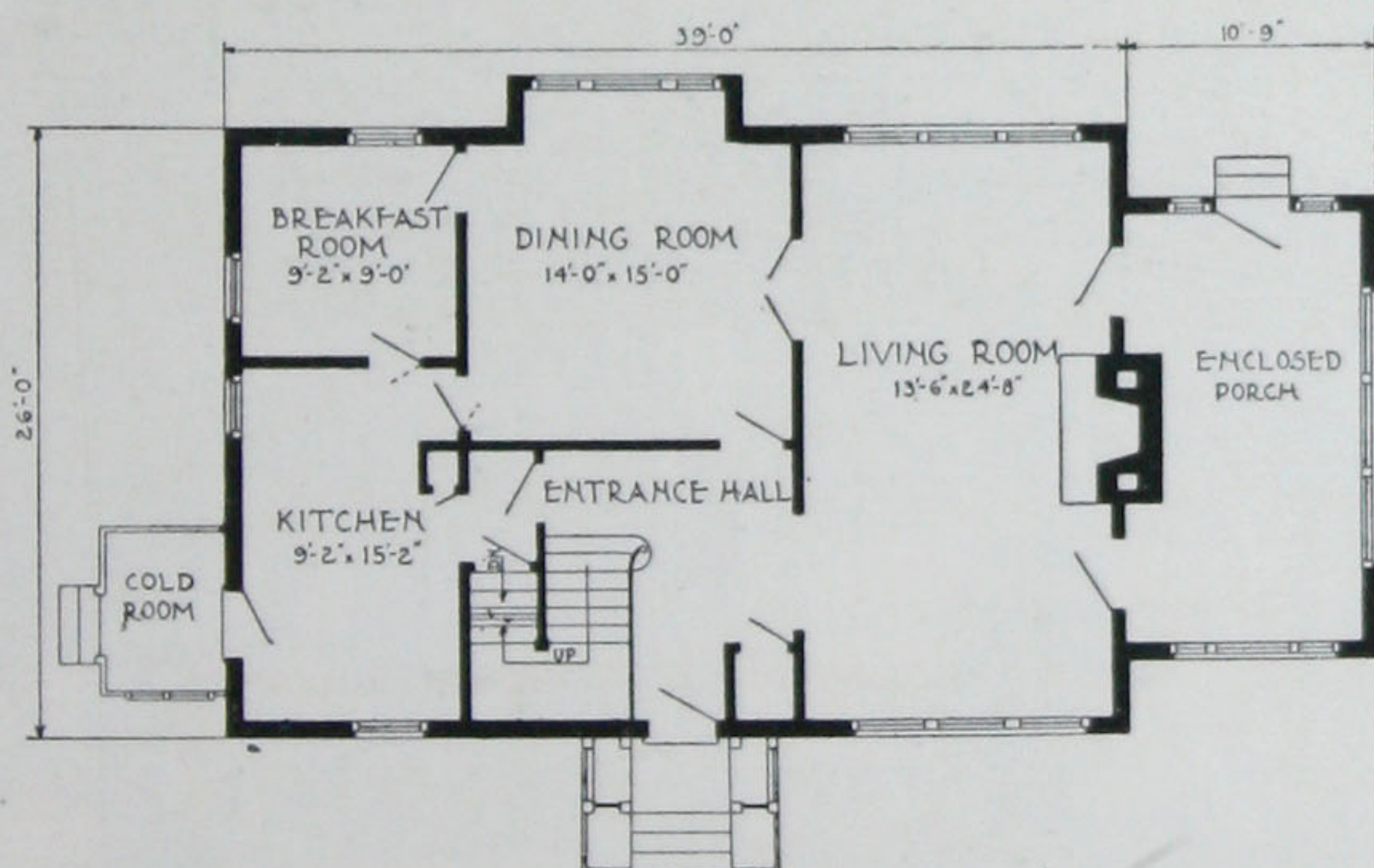
Herbert Norris Moffett, Architect, Merchantville, N. J., designed this attractive house for his own home. Notice how he has detached the living room from the rest of the rooms on the first floor, leaving its occupants undisturbed. Book lovers will find a suggestion in the book nook at the end of the hall on the second floor.

Plans for Concrete Houses

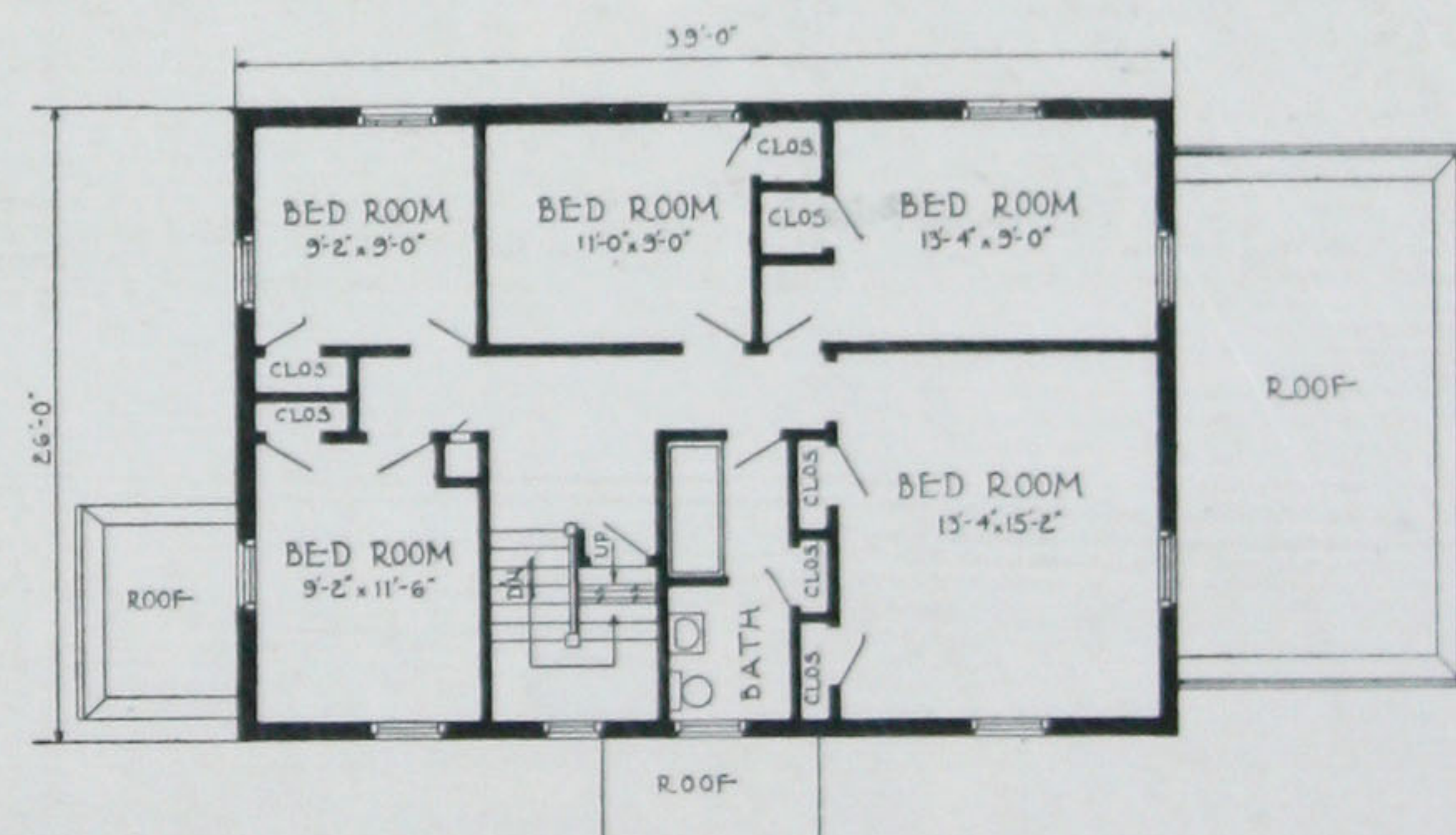


Residence of
Mr. Robert Korb,
Haddon Heights,
New Jersey.

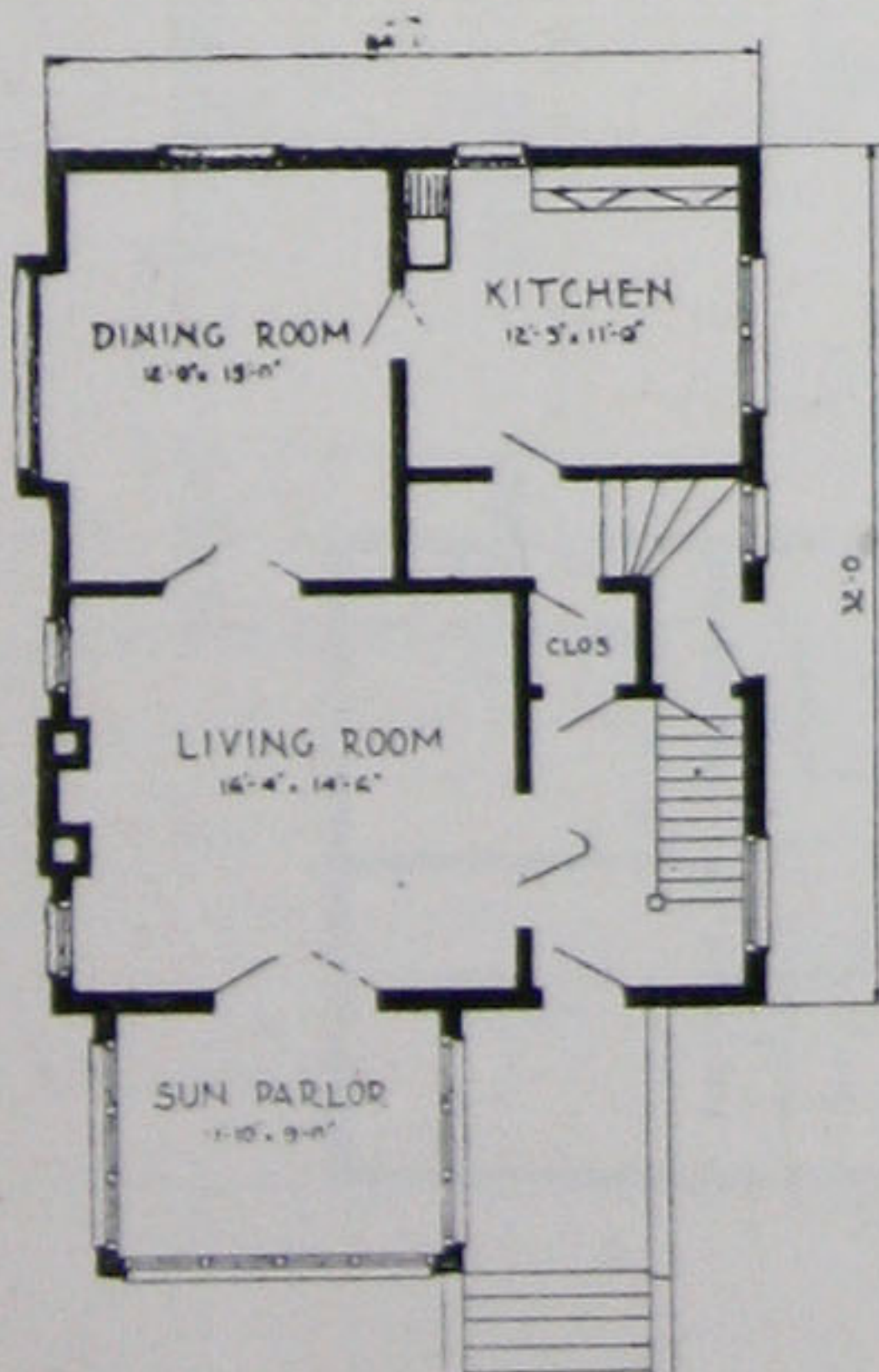
Designed and built
by
Gross & Co.,
Philadelphia.



FIRST FLOOR PLAN



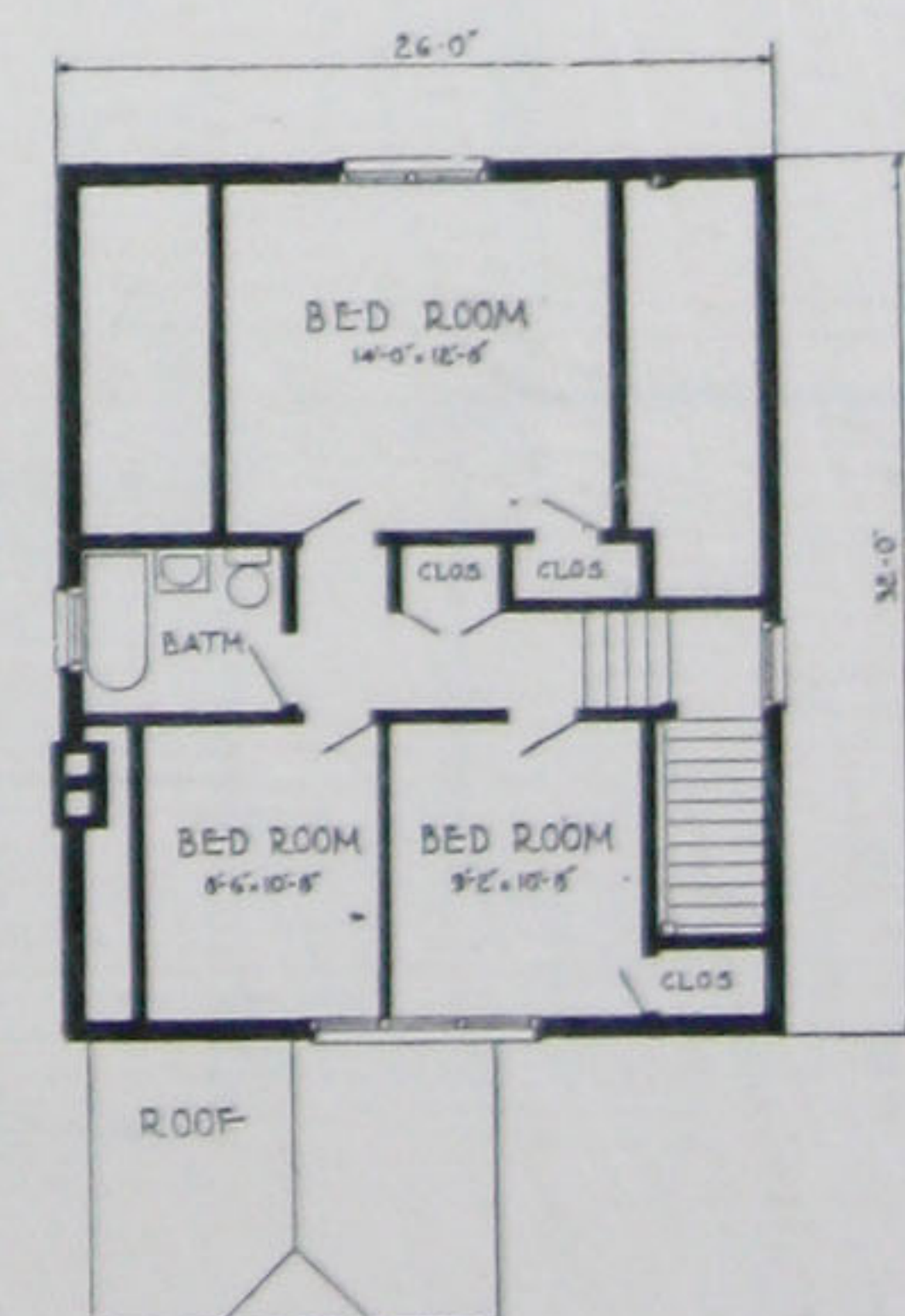
SECOND FLOOR PLAN



FIRST
FLOOR PLAN



Residence of Mr. L. A. Larson, Racine, Wis.
Built by H. J. Sorenson, Racine, Wis.



SECOND
FLOOR PLAN

Plans for Concrete Houses



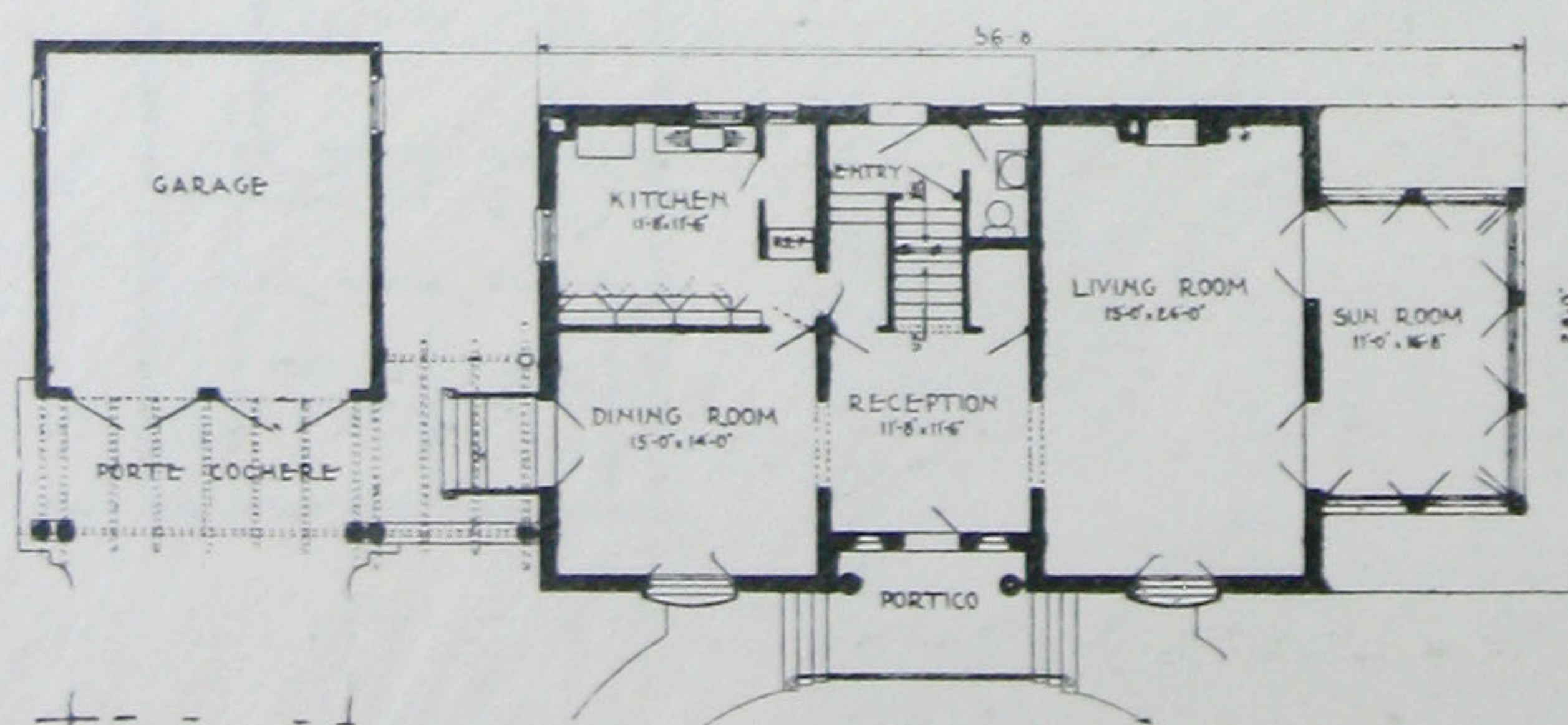
Interior
views of the



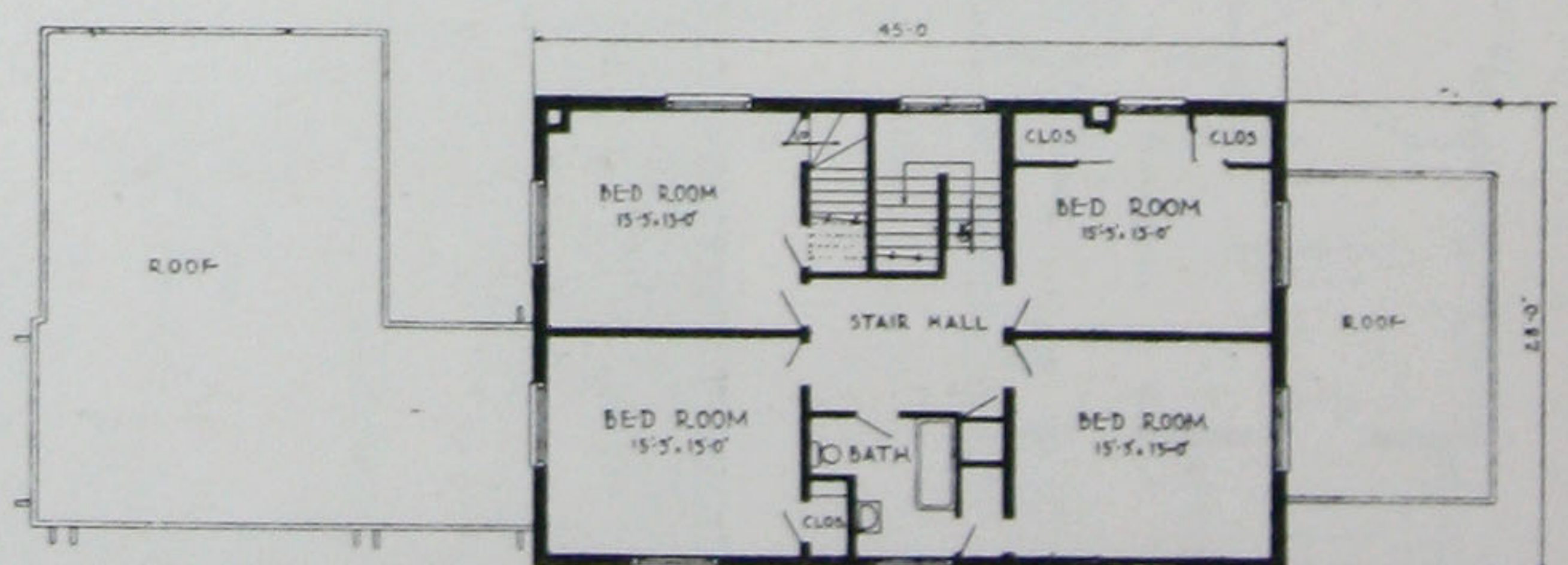
Curtis
residence



Residence of Mr. A. J. R. Curtis, Oak Park, Ill.
Henry K. Holsman, Architect, Chicago, Ill.

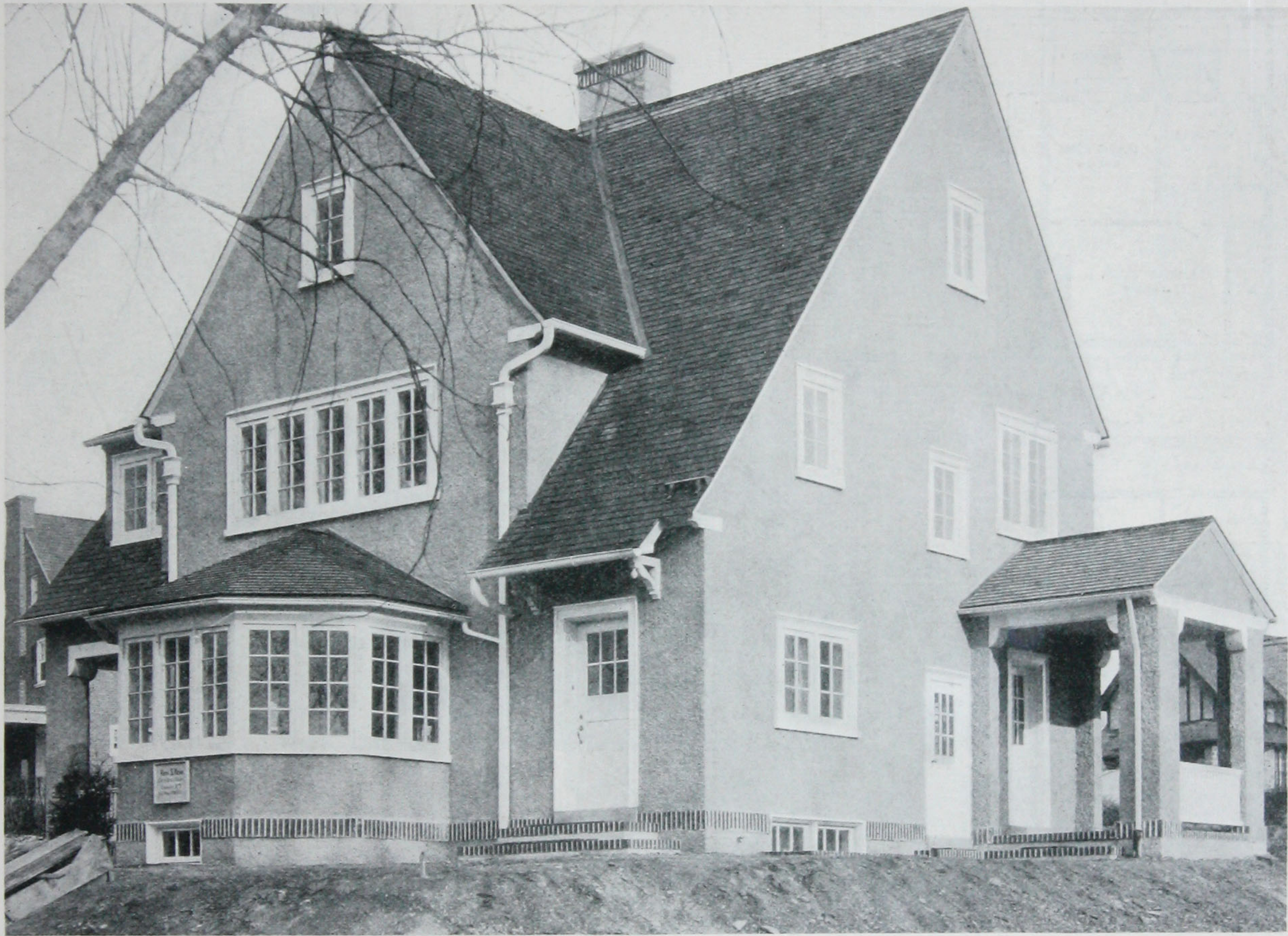


FIRST FLOOR PLAN



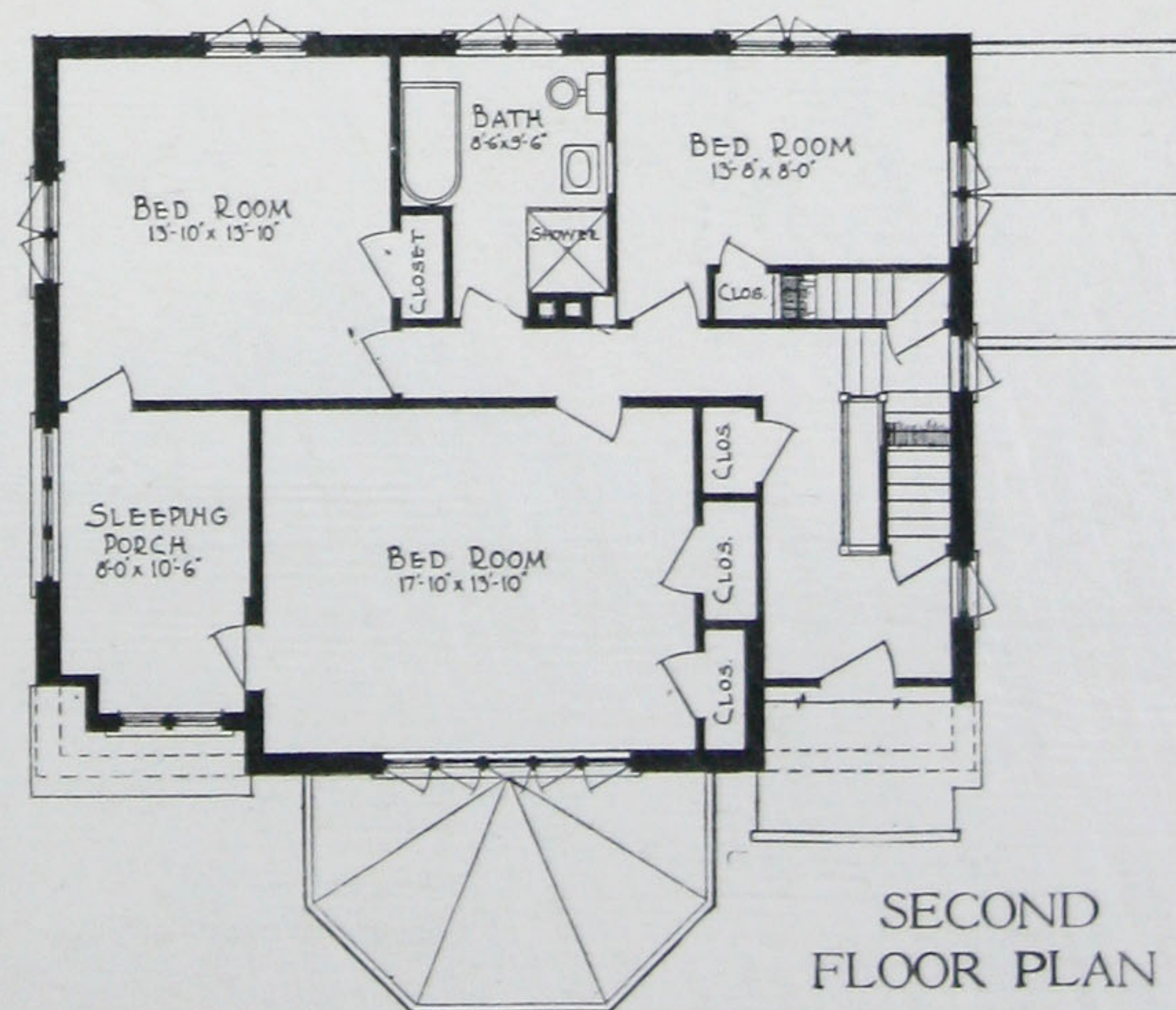
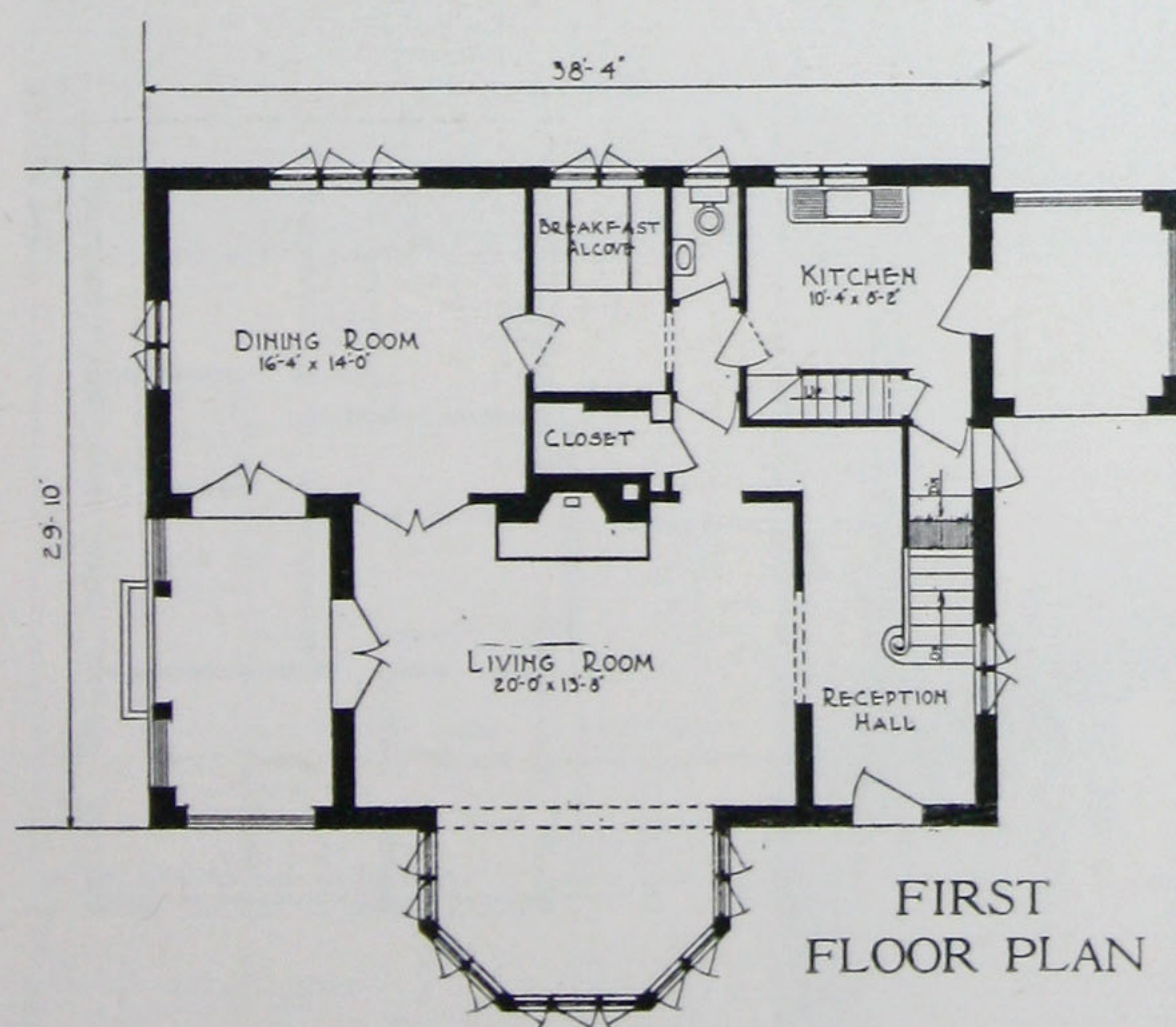
SECOND FLOOR PLAN

Plans for Concrete Houses



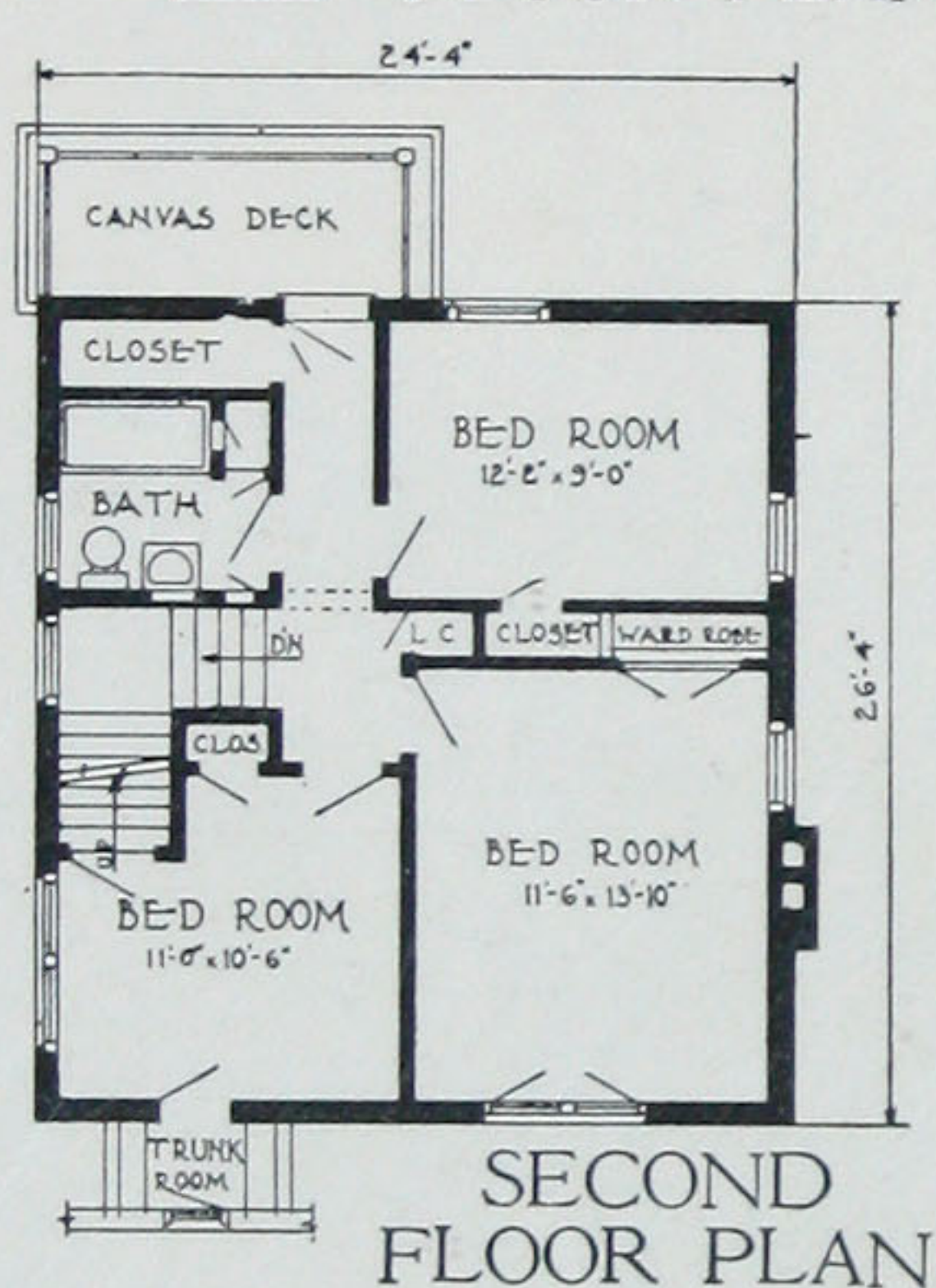
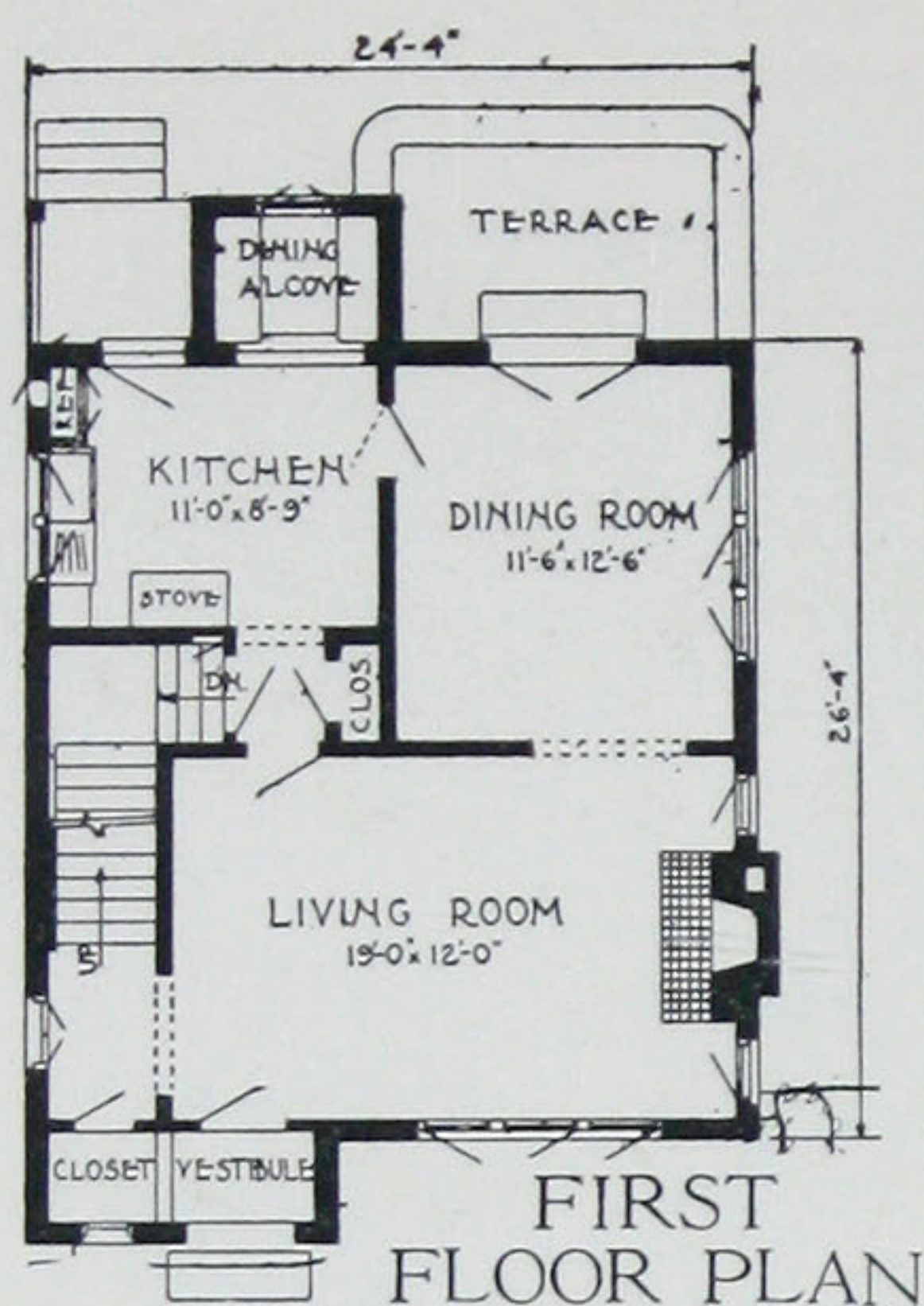
Residence of Mr. Harry M. Dorwart, Lancaster, Pa.

Designed and built by J. B. Harman, Lancaster, Pa.

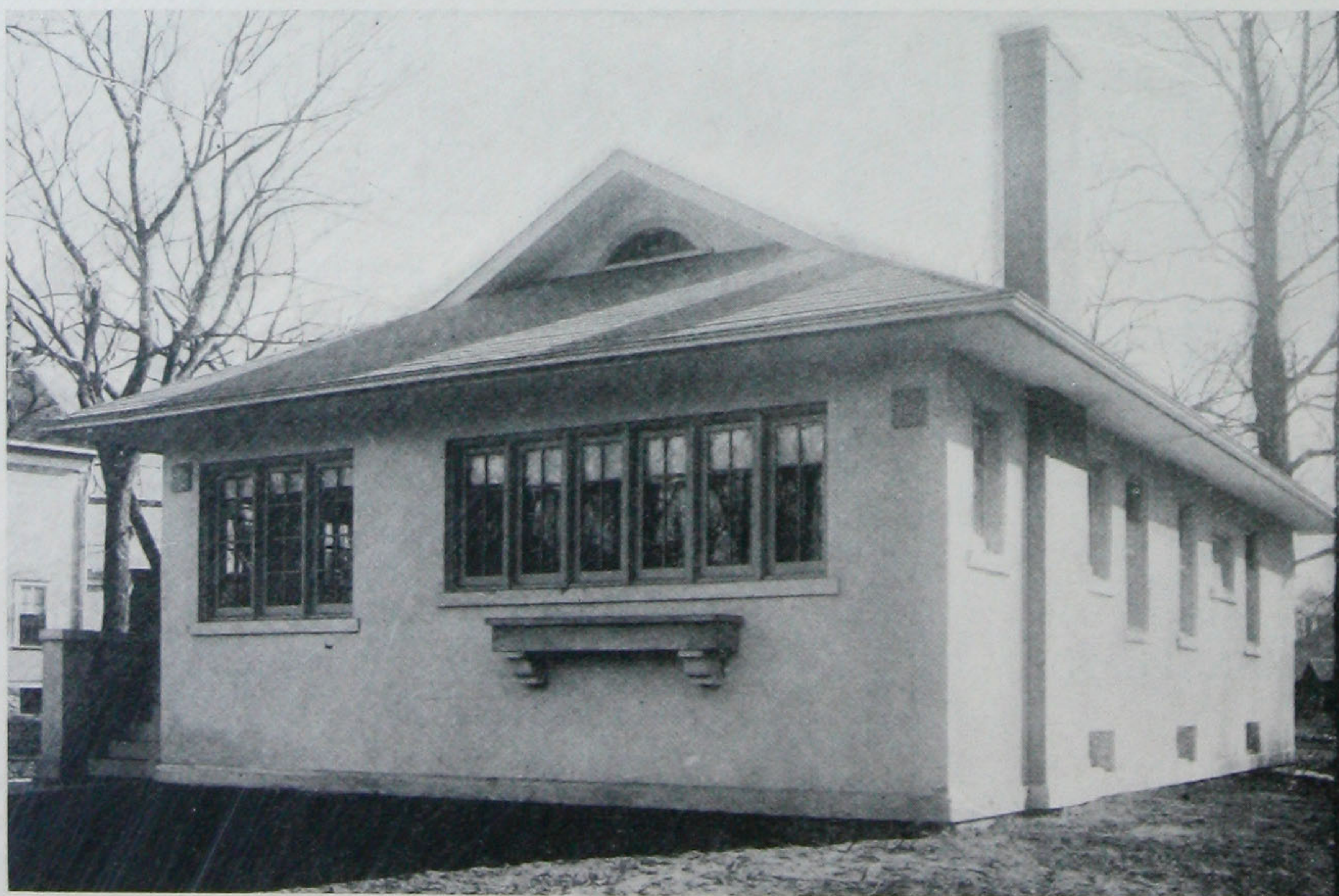


The Dorwart residence is striking in appearance with its especially steep gables and excellent grouping of windows. The plan will commend itself to those who like large rooms.

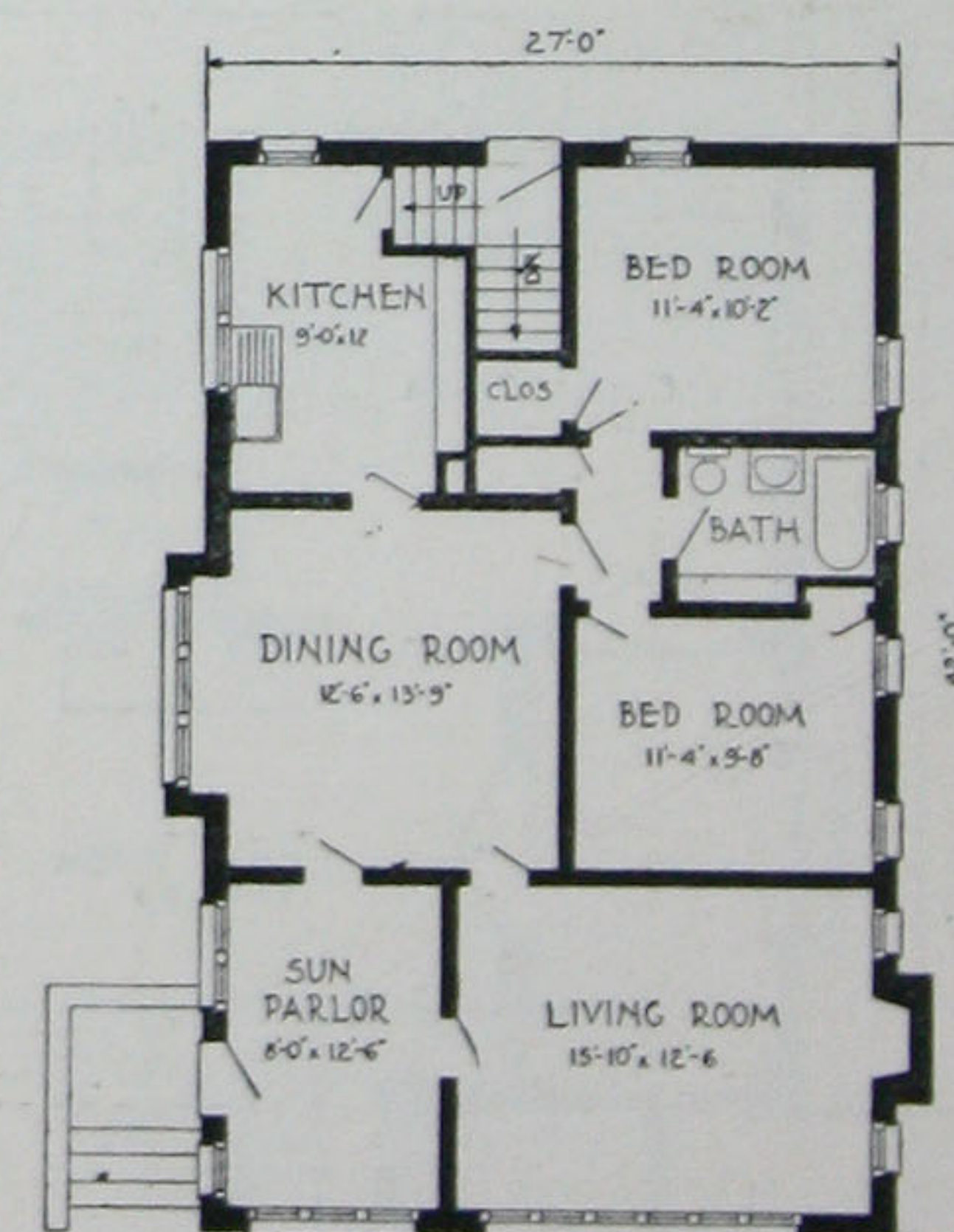
Plans for Concrete Houses



The home shown above was designed by a committee of Detroit Architects for the Detroit News. It is known as the "Better Homes" Demonstration House. A pleasing effect is obtained by the half timbering which is one of the prominent characteristics of the "English" type.



A bungalow designed and built by E. Conrad Carlson, at Riverside, Ill.

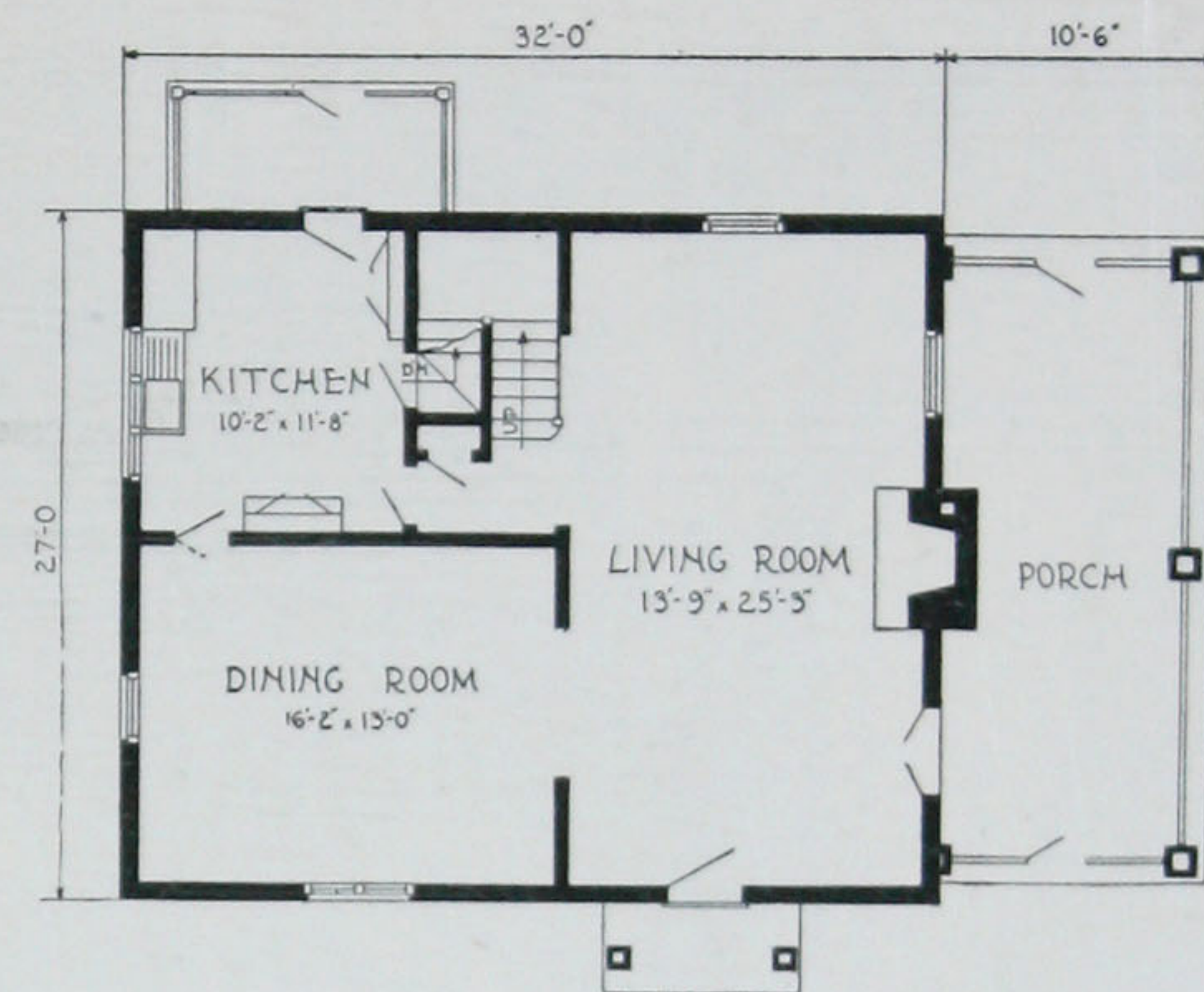


Bungalows are particularly popular with the younger couples who are in search of a simple, comfortable, home at low cost.

Plans for Concrete Houses



Home of Mr. R. F. Brown, Narberth, Pa. The architects, McIlwain and Roberts, Philadelphia, used Washington's Valley Forge Headquarters as the basis for the design.

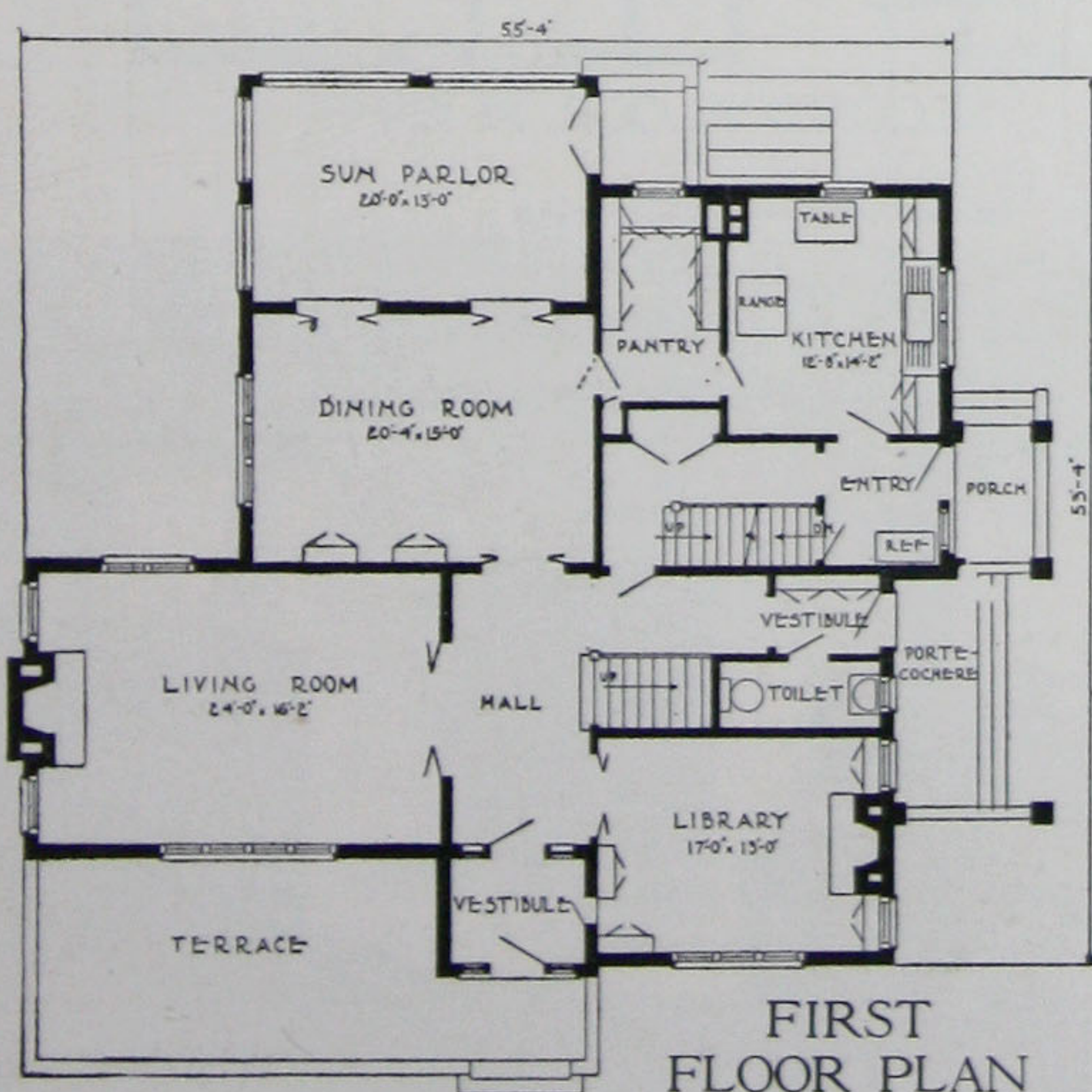


FIRST FLOOR PLAN

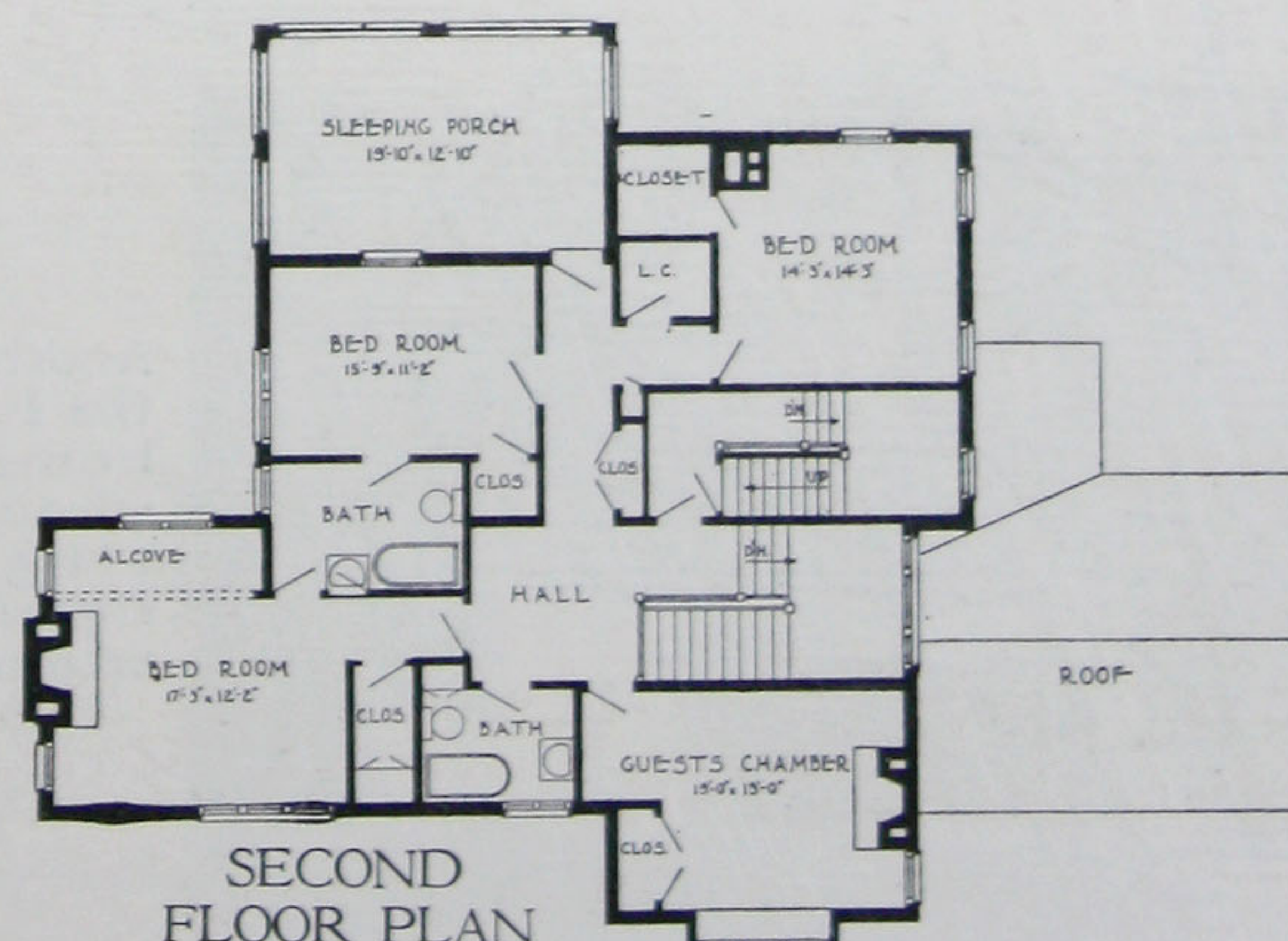


Two views of an attractive residence in Wisconsin Rapids, Wis.

A. F. Billmeyer, Architect,
Wisconsin Rapids



FIRST FLOOR PLAN

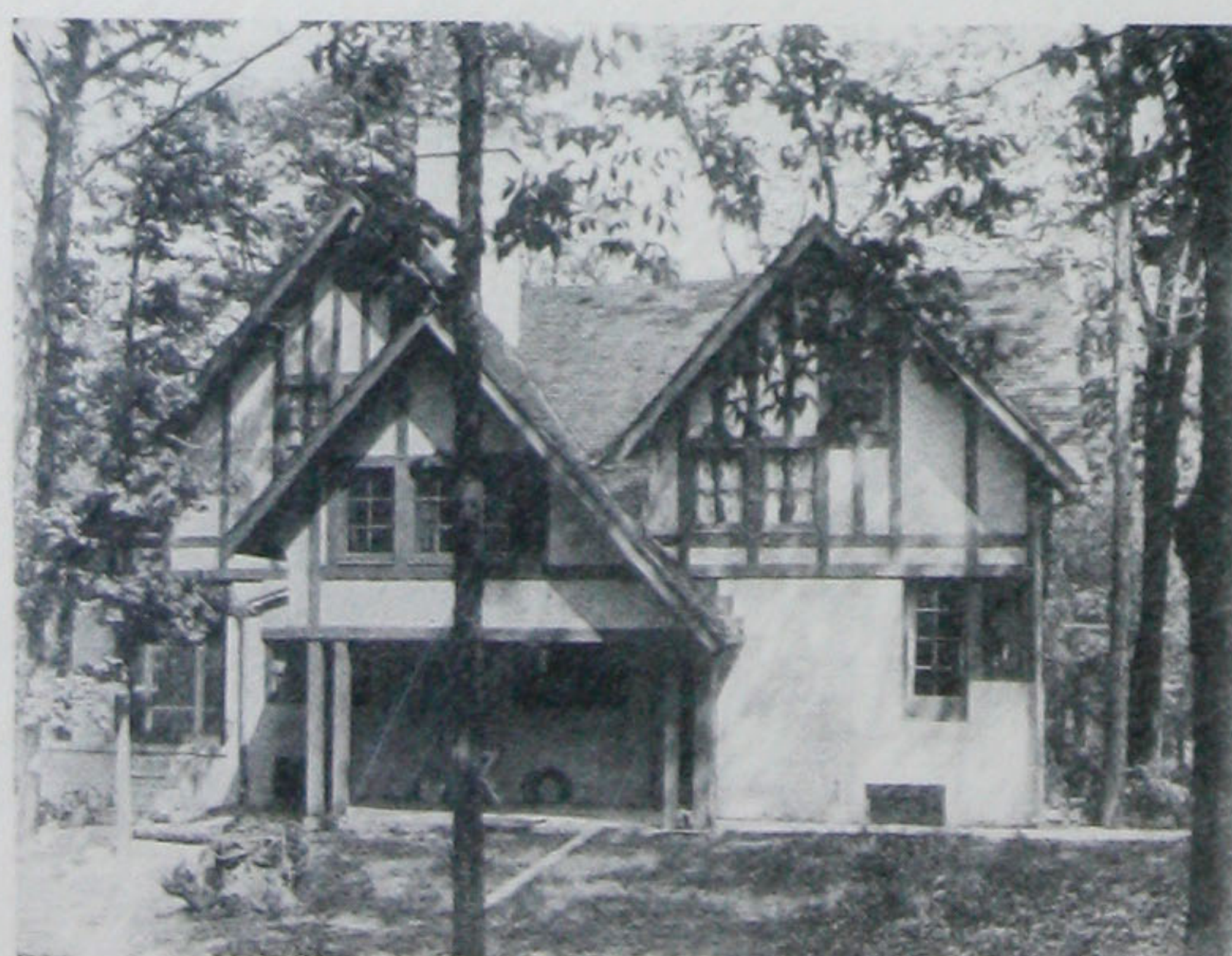
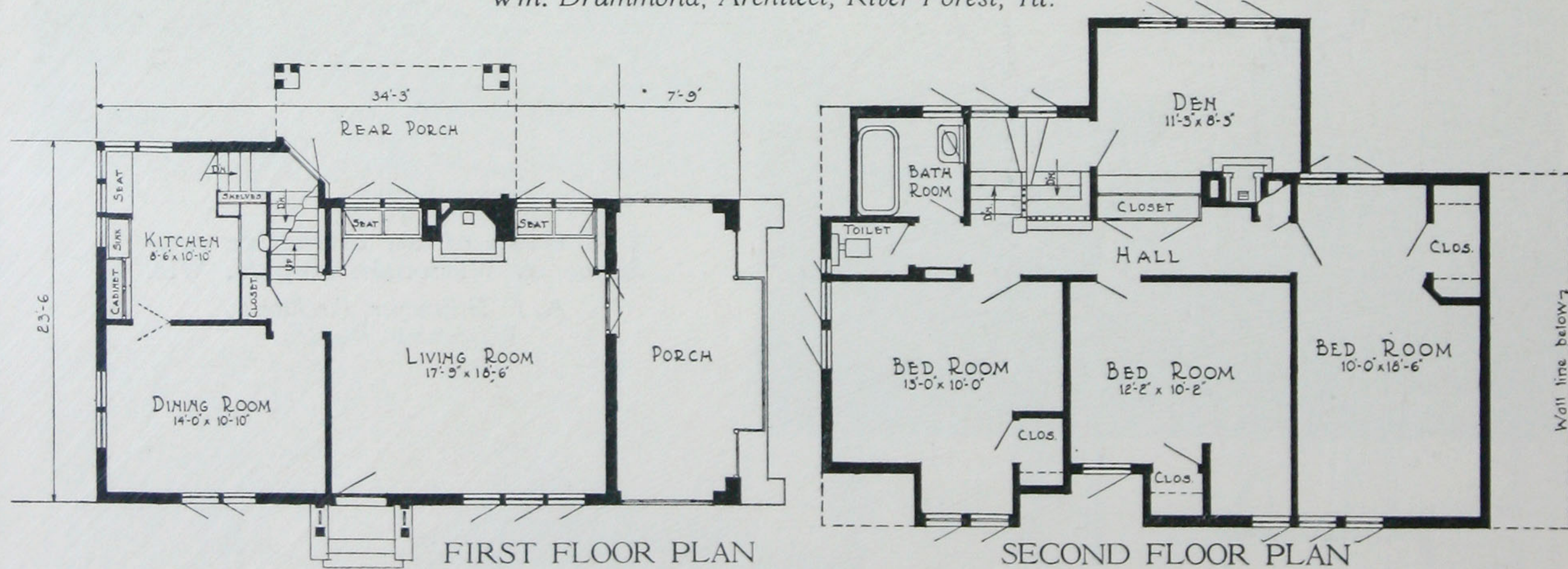


SECOND FLOOR PLAN

Plans for Concrete Houses



Residence of Mr. F. W. Taylor, Glen Ellyn, Ill.
Wm. Drummond, Architect, River Forest, Ill.



Another view of the F. W. Taylor home and its woodland setting. To the right is shown the treatment of the fireplace.



Plans for Concrete Houses

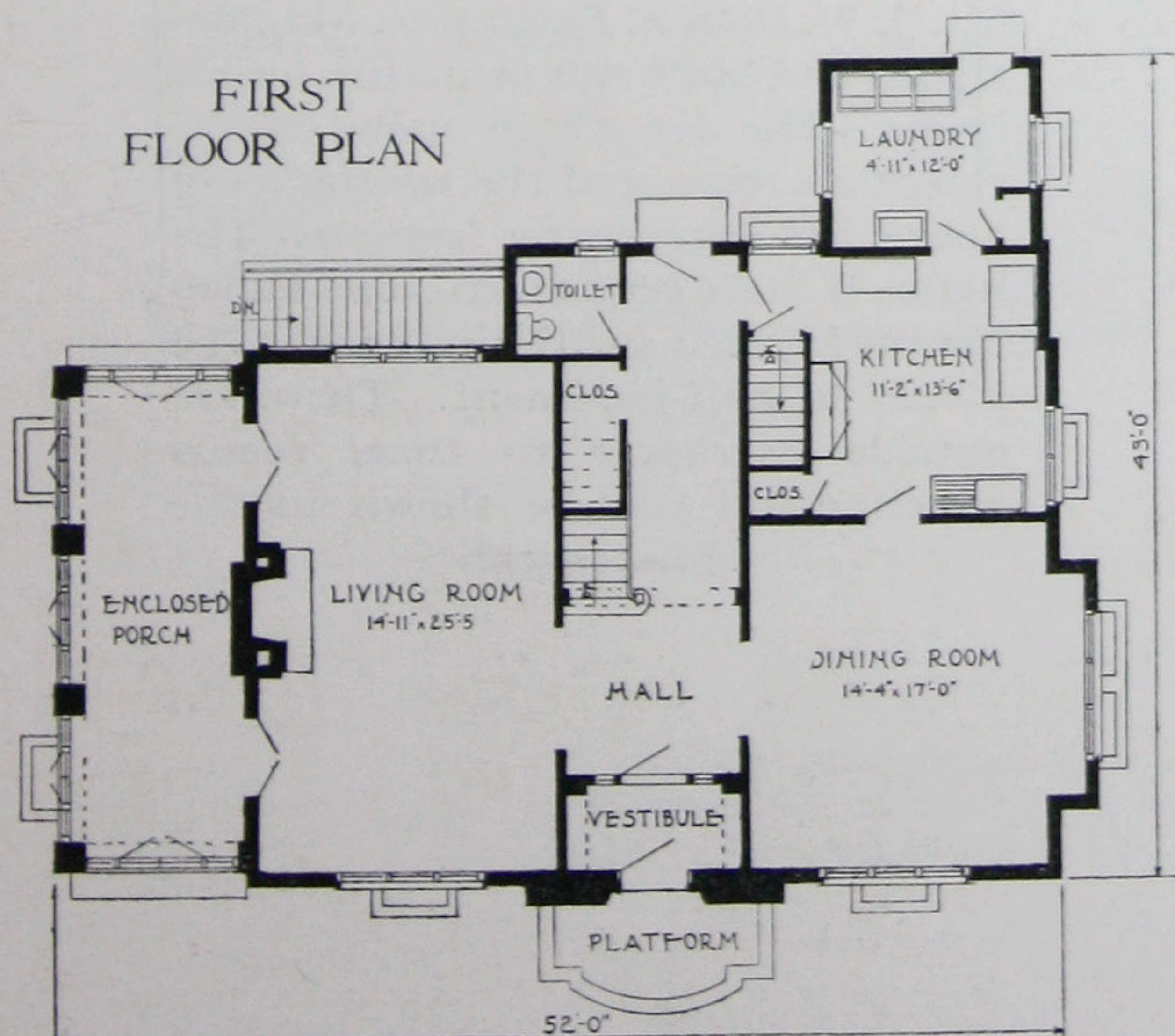


AN English home of impressive dignity. It is a combination of concrete masonry and stone. Owned by Mr. Herman Wohlsen, Lancaster, Pa.

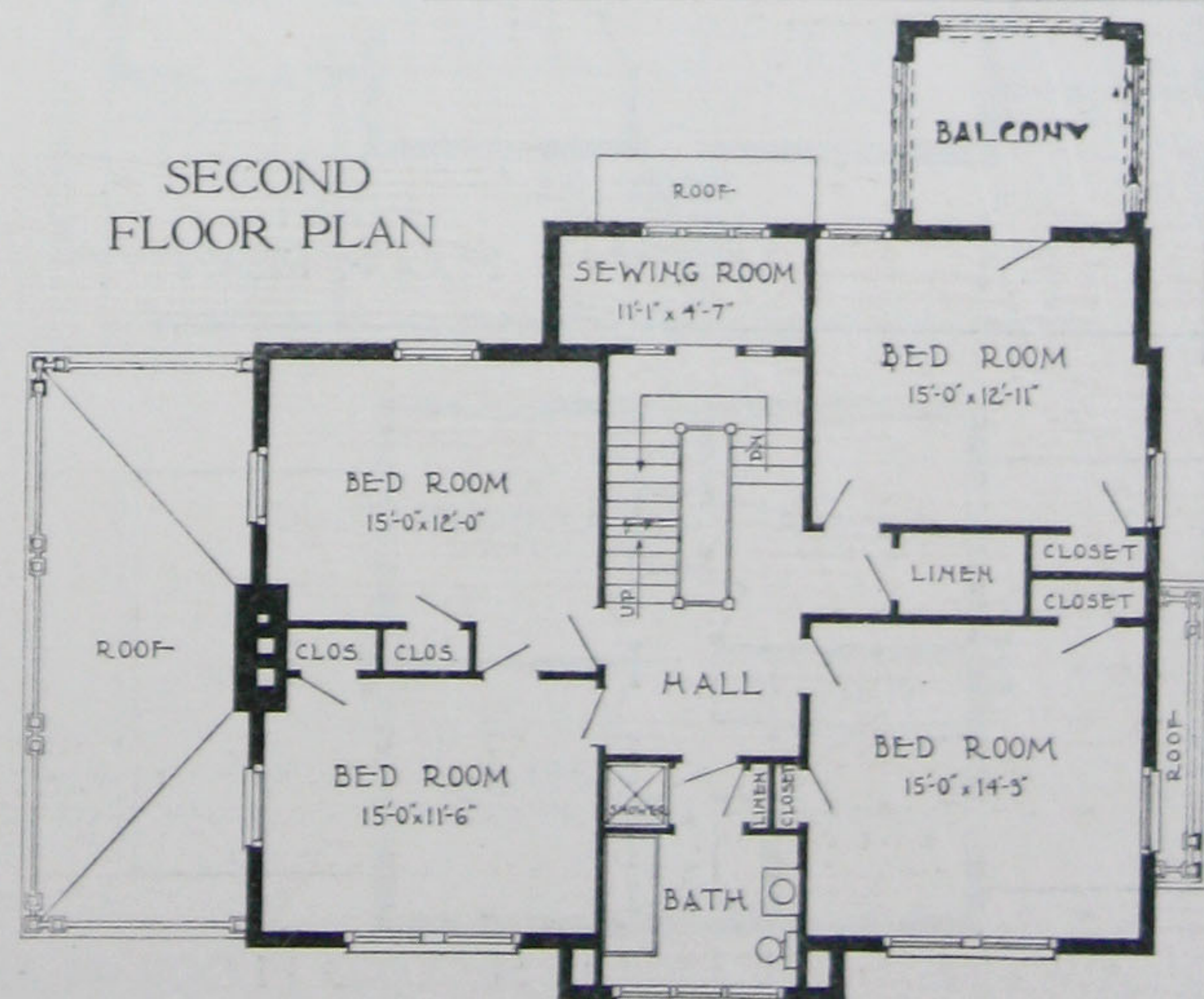
C. Emlen Urban, Architect, Lancaster, Pa.

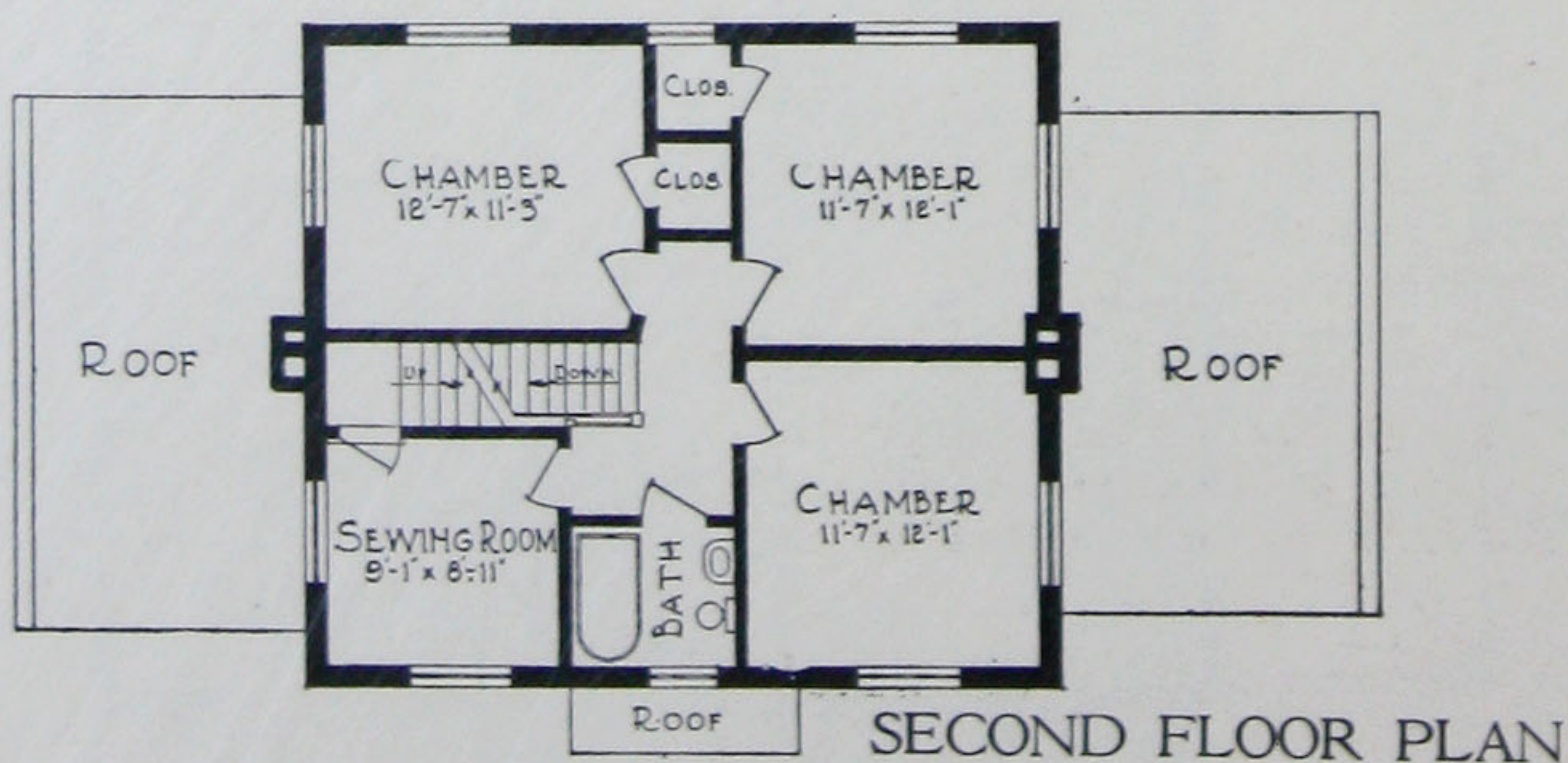
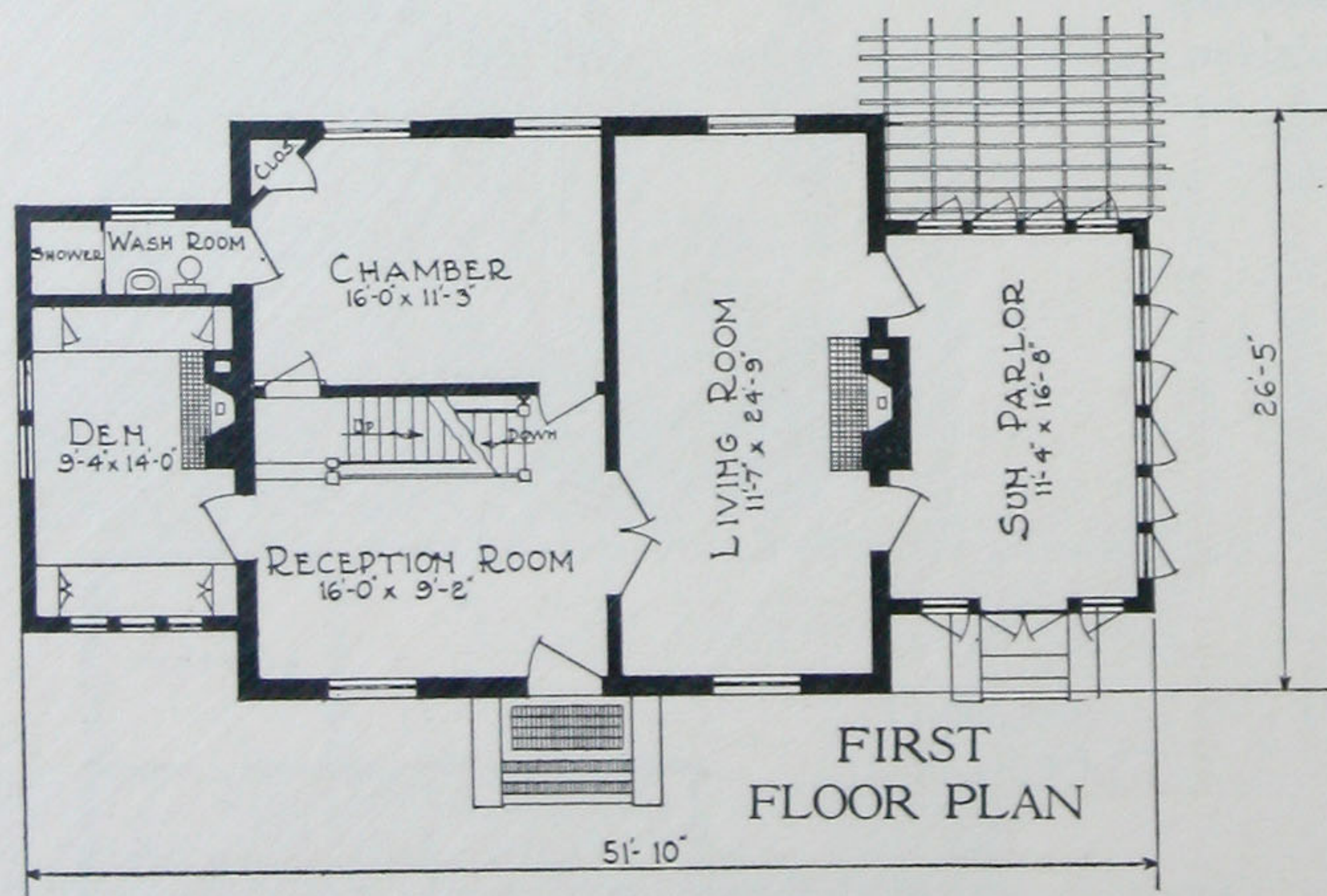
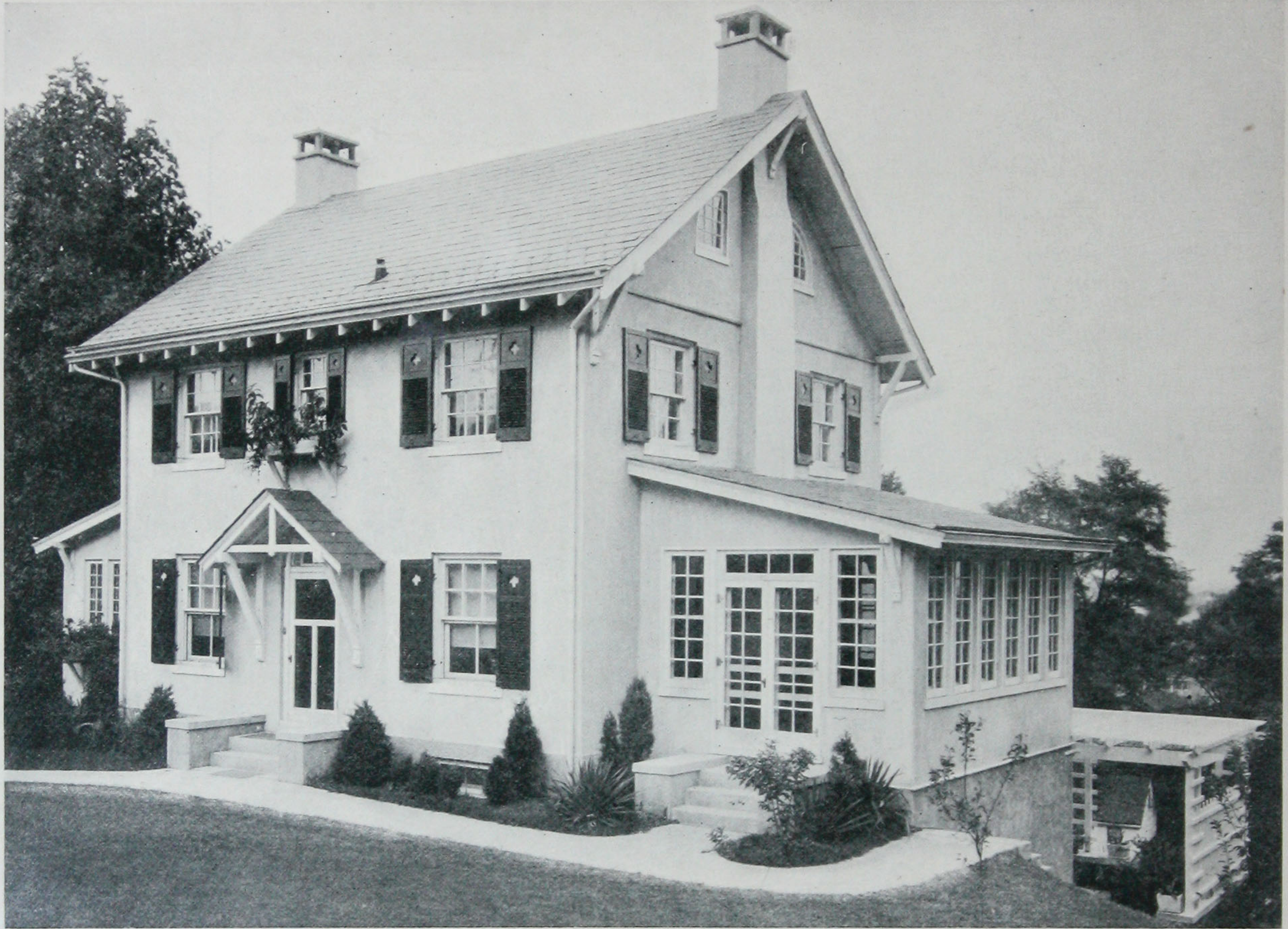


FIRST FLOOR PLAN



SECOND FLOOR PLAN





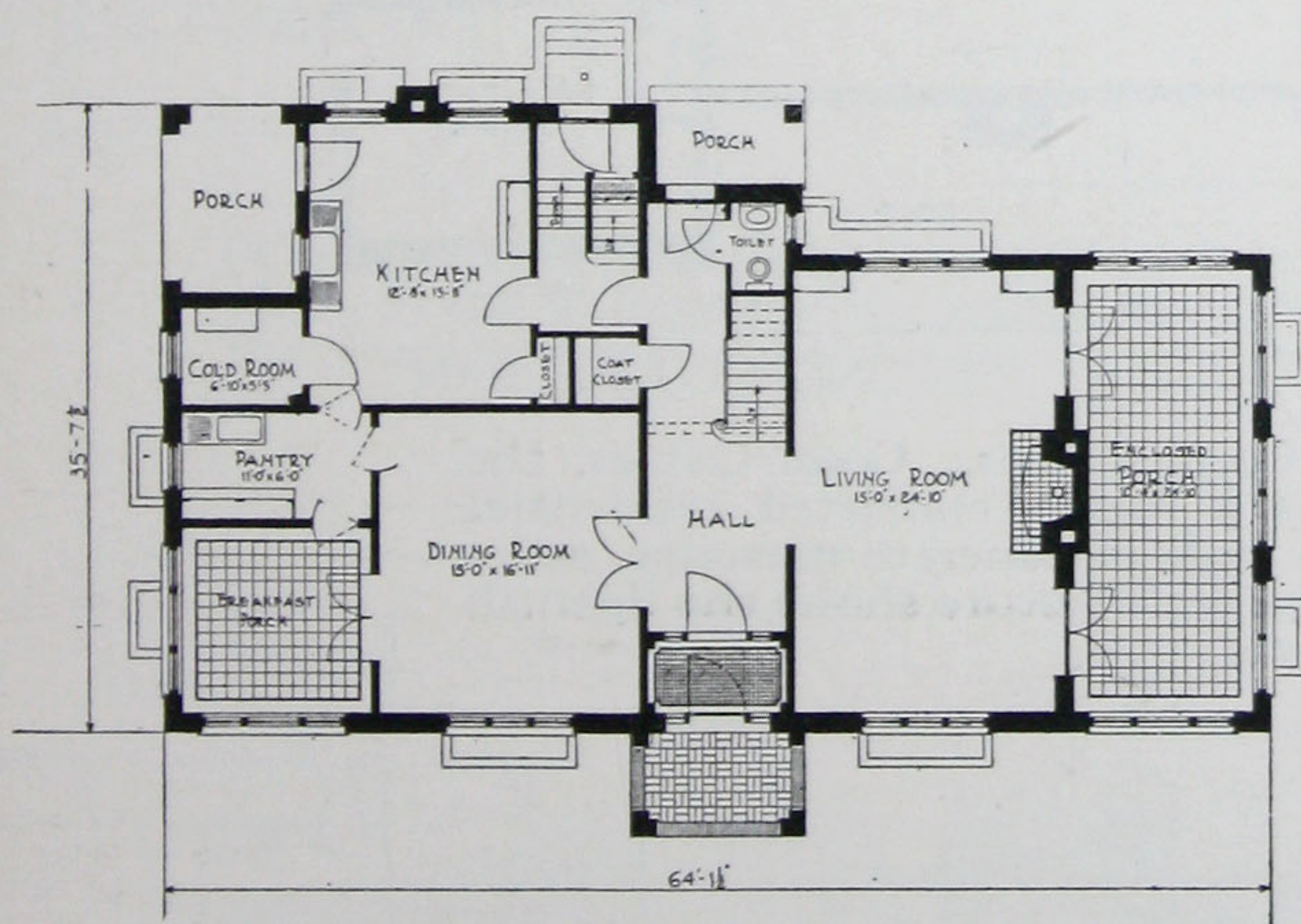
Mr. J. W. Nelson, Baltimore, Md., designed and built this structure for his home. The den which opens off the reception room and the sewing room above, are noteworthy features. The house is built on a steep slope allowing the kitchen and dining room to be placed in half-basement. There are outside entrances to these rooms which could not be shown in the photograph

Plans for Concrete Houses

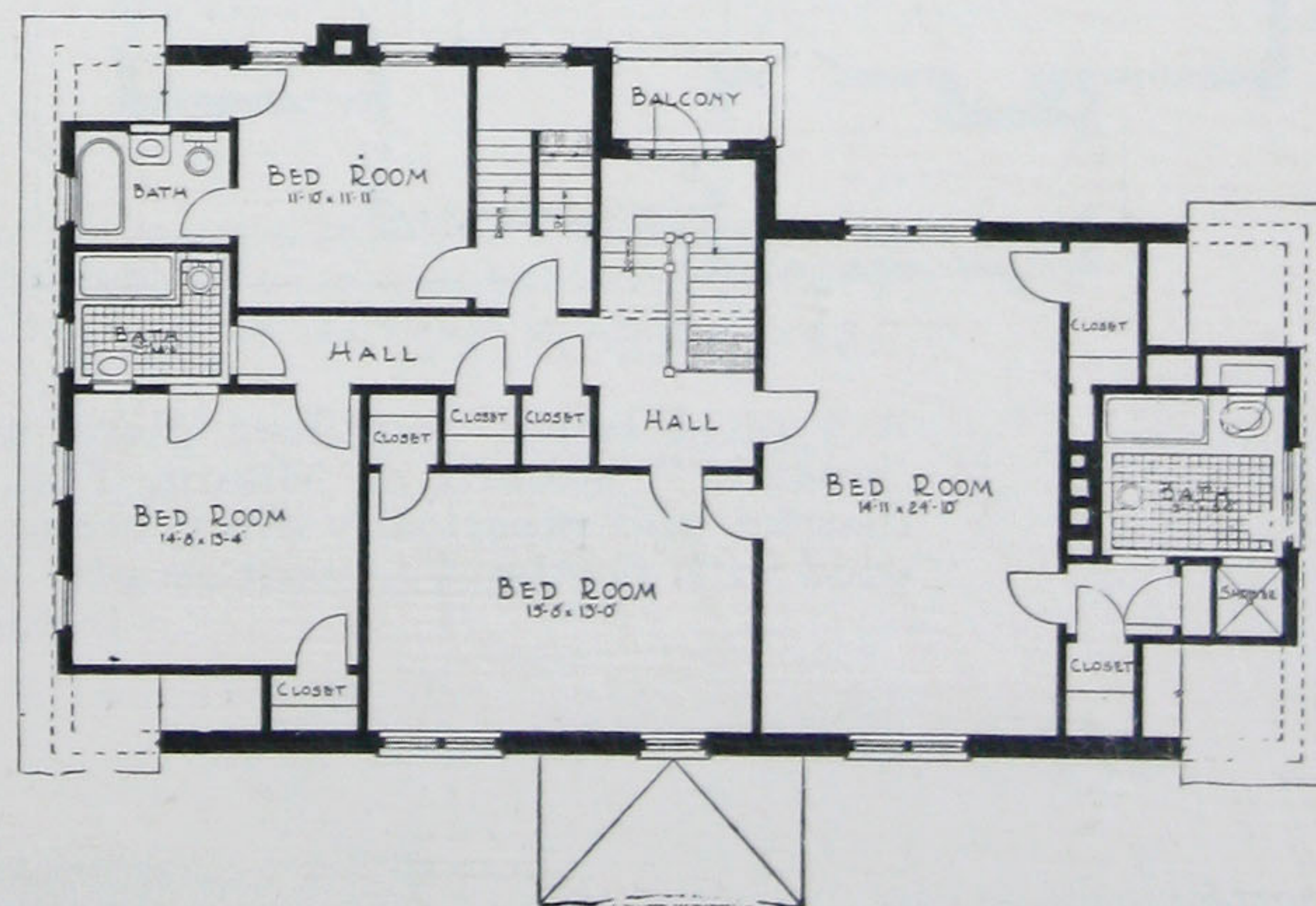


Residence of Mr. Alfred Jones, Lancaster, Pa.

Henry Boettcher, Architect, Lancaster, Pa.



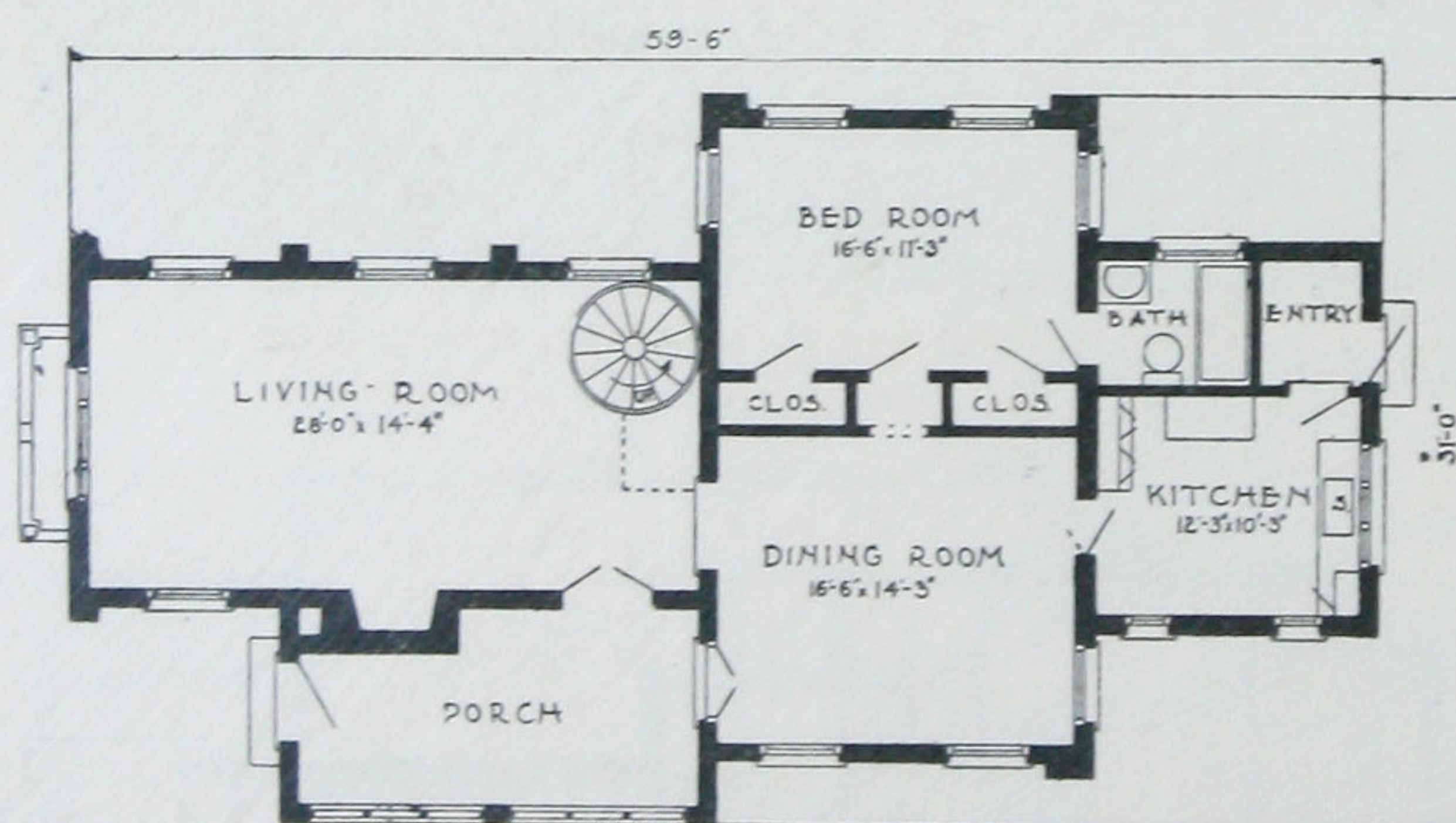
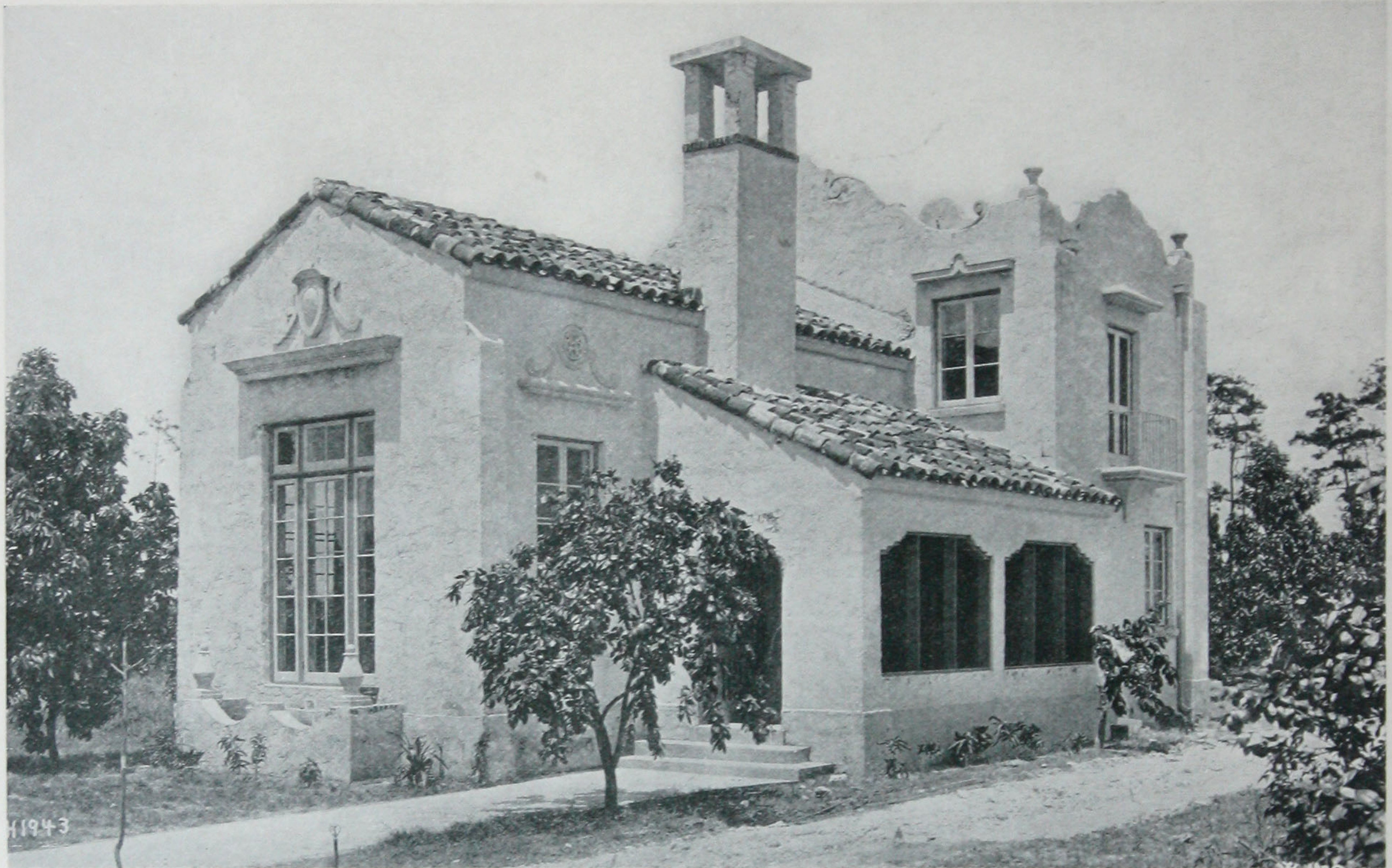
FIRST FLOOR PLAN



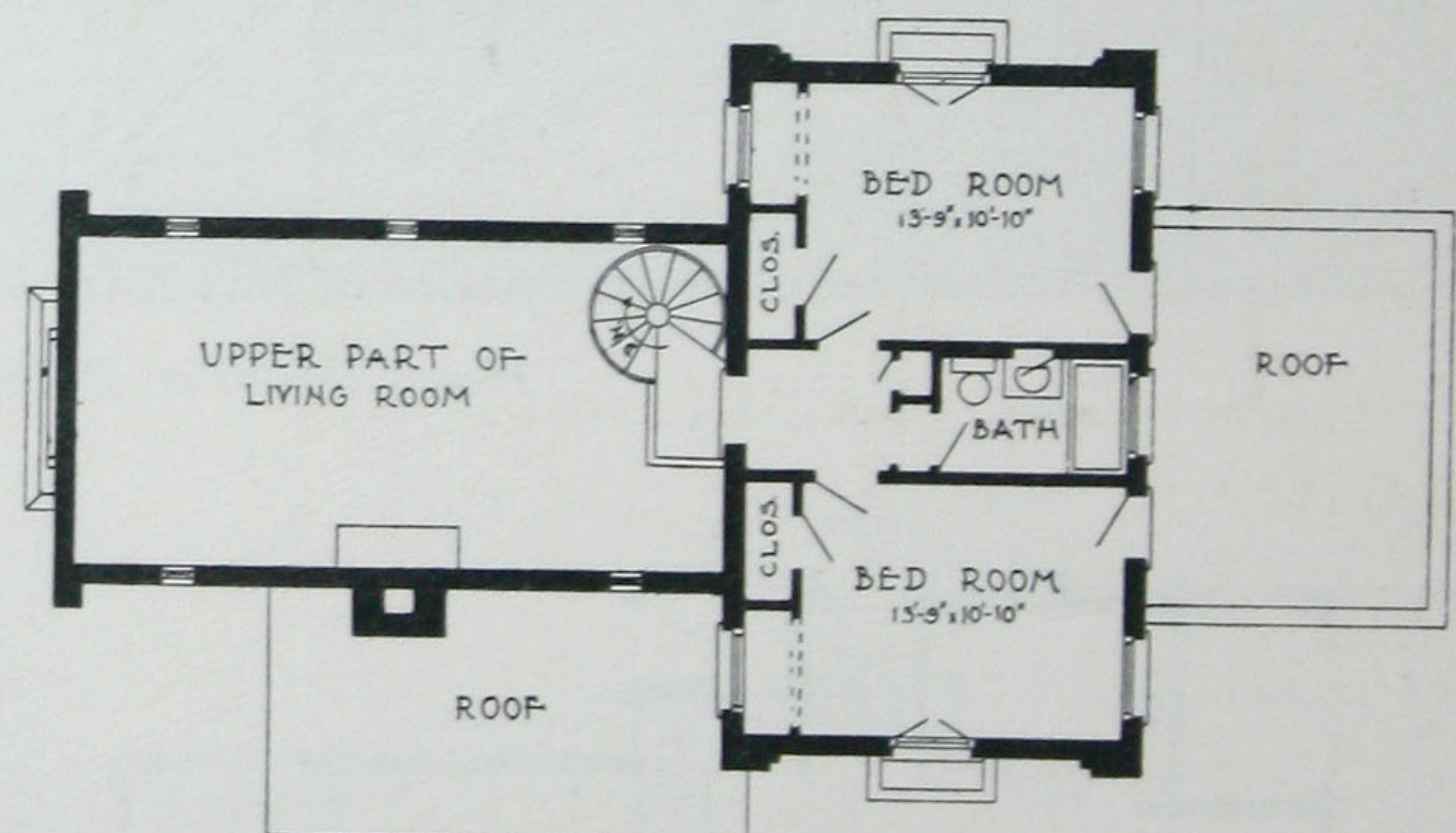
SECOND FLOOR PLAN

A striking home that shows to good effect the possibilities of concrete masonry construction in homes of a larger size. The roll edges of the roof introduce a pleasing note.

Plans for Concrete Houses



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A typical home and floor plans at Coral Gables. Coral Gables, the "master" suburb of Miami, Fla., is a highly restricted residential district and practically every home is built of concrete masonry, stuccoed with portland cement stucco. The architecture shows the Spanish influence.

W. C. DeGarmo, Architect, Miami, Fla



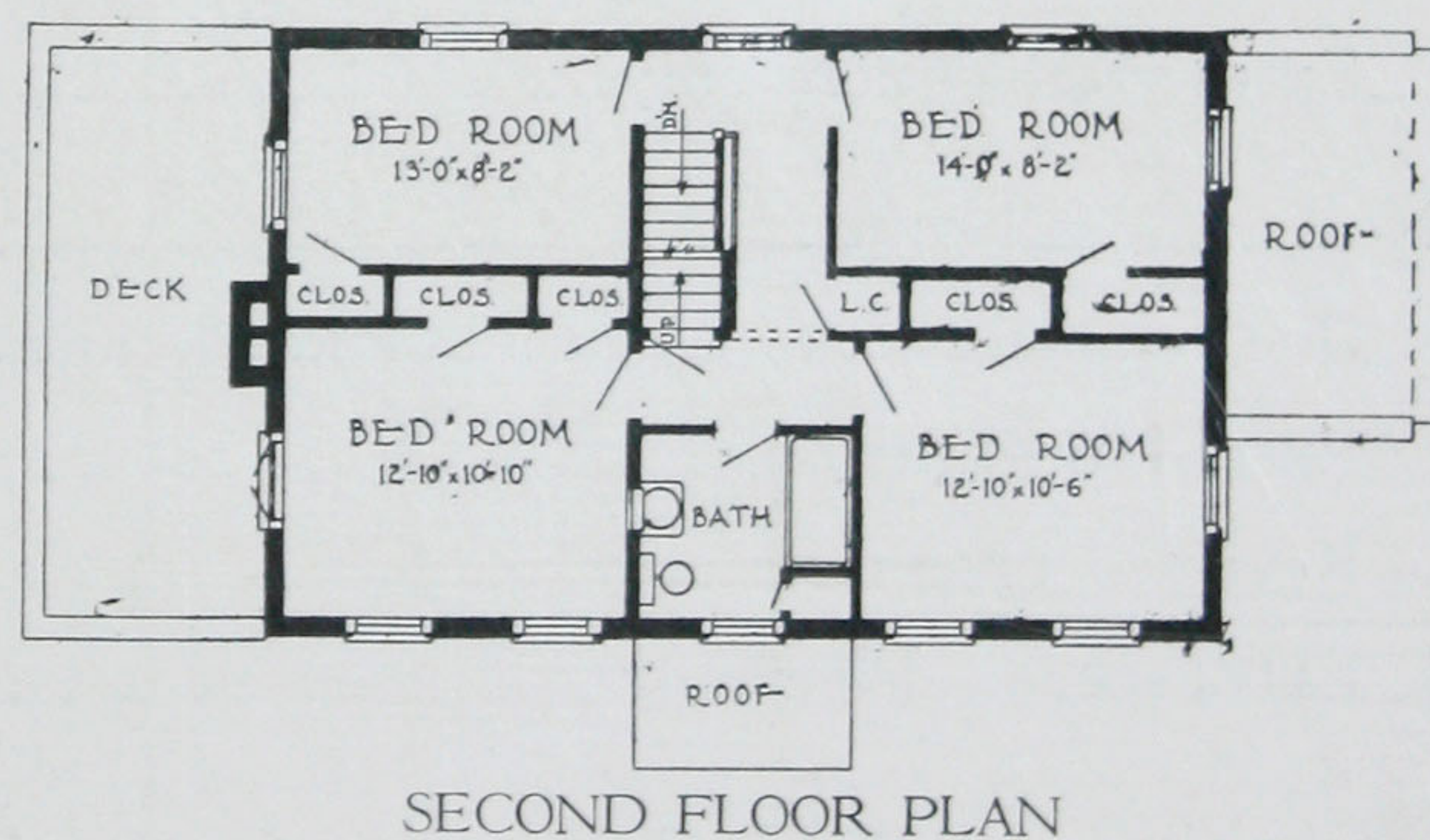
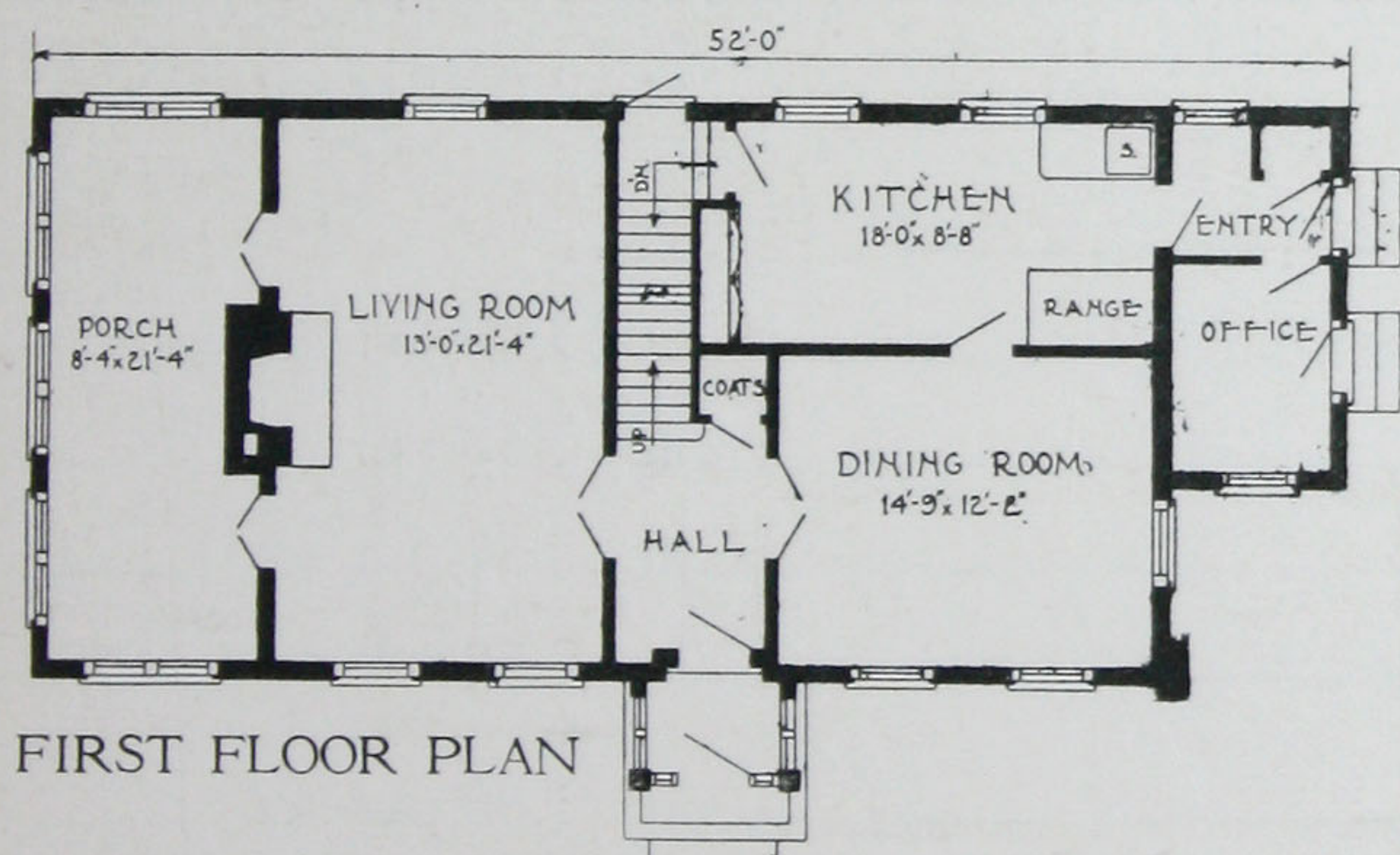
Beauty and permanence is the creed of those who build at Coral Gables.

Plans for Concrete Houses

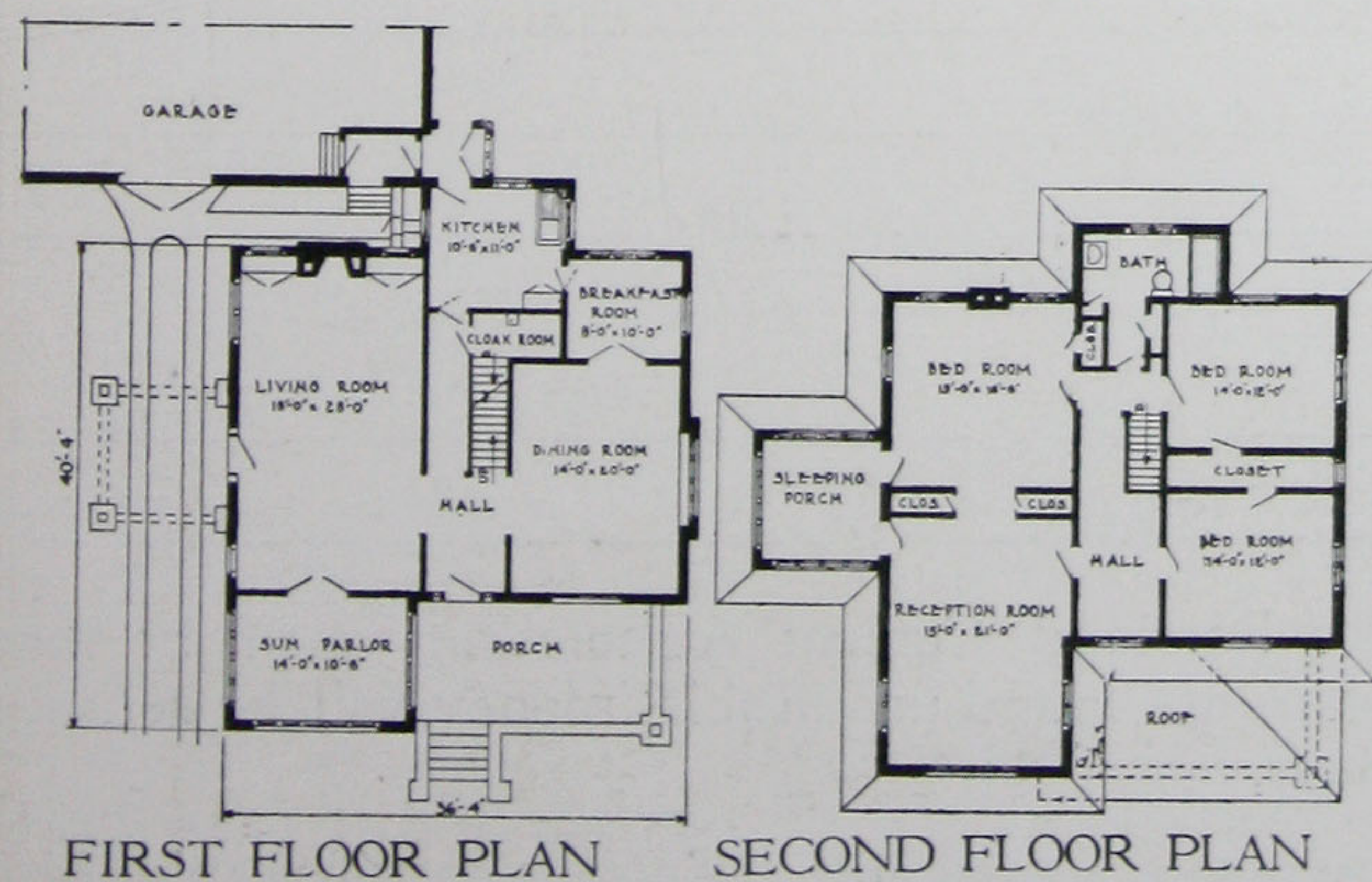


Mr. Ralph
Ricardo,
Owner,
Hollis, N. Y.

Walter I. Halliday,
Architect,
Jamaica, N. Y.



THE substantial home of Mr. J. D. Eastman, Indianapolis, Ind., was designed and built by Frank E. Peters of the same city. Notice how the horizontal lines of the roof and the sleeping porch over the driveway adds to the impressiveness of the structure.



Order Blank

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